

# OPEN SPACE ELEMENT

FOR THE CITY OF GRAND TERRACE

PREPARED FOR THE SECOND READING OF THE ORDINANCE ADOPTION  
JANUARY 13, 2000

ATTACHMENT A



Element and the respective Negative Declaration.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE,  
CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:**

- Section 1: Repeal those portions of the existing Hazards, Natural Resources and Aesthetic, Cultural, and Recreational Resources Elements of the General Plan which relate to Open Space Resources.
- Section 2: Adopt the Open Space Element in full as incorporated hereby as Attachment "A" in this Ordinance.
- Section 3: Adopt the Negative Declaration, Attachment "B"
- Section 4: Direct staff to amend any other City document, map or plan which is not in conformance with the adopted Open Space Element.
- Section 5: Effective Date: This Ordinance shall be in full force and effect at 12:01 a.m. on the 31st day of its adoption.
- Section 6: Posting: The City Clerk shall cause this Ordinance to be posted in three (3) public places within fifteen (15) days of its adoption, as designated for such purpose by the City Council.
- Section 7: First reading at a regular meeting of the City Council of said City held on the 9<sup>th</sup> day of December, 1999, and finally adopted and ordered posted at a regular meeting of said City Council on the 13th day of January, 2,000.

# THE CITY OF LOS ANGELES

Section 1: The City of Los Angeles is a city of the State of California, and as such, it is subject to the laws and regulations of the State of California.

Section 2: The City of Los Angeles is a city of the State of California, and as such, it is subject to the laws and regulations of the State of California.

Section 3: The City of Los Angeles is a city of the State of California, and as such, it is subject to the laws and regulations of the State of California.

Section 4: The City of Los Angeles is a city of the State of California, and as such, it is subject to the laws and regulations of the State of California.

Section 5: The City of Los Angeles is a city of the State of California, and as such, it is subject to the laws and regulations of the State of California.

Section 6: The City of Los Angeles is a city of the State of California, and as such, it is subject to the laws and regulations of the State of California.

Section 7: The City of Los Angeles is a city of the State of California, and as such, it is subject to the laws and regulations of the State of California.



**ATTEST:**

Brenda Stanfill  
City Clerk of the City of  
Grand Terrace and of the  
City Council thereof

Bryan Matteson  
Mayor of the City of  
Grand Terrace and of  
the City Council thereof

I, BRENDA STANFILL, City Clerk of the City of Grand Terrace, California, do hereby certify that the foregoing Ordinance was introduced and adopted at a regular meeting of the City Council of the City of Grand Terrace held on the 13<sup>th</sup> day of January, 2000, by the following vote:

AYES: Councilmembers Hilkey, Garcia, and Larkin; Mayor Pro Tem Buchanan; Mayor Matteson

NOES: None

ABSENT: None

ABSTAIN: None

Brenda Stanfill  
City Clerk  
Brenda Stanfill

Approved as to form:

John Harper  
City Attorney  
John Harper

*[Signature]*  
\_\_\_\_\_  
Notary Public  
for the State of  
California  
My Comm. Expires 12/31/2011

*[Signature]*  
\_\_\_\_\_  
Notary Public  
for the State of  
California  
My Comm. Expires 12/31/2011

I, *[Name]*, County of *[County]*, State of *[State]*, do hereby certify that *[Name]* is the true and correct owner of the *[Property]* described in the foregoing instrument, and that said instrument is a true and correct copy of the original as the same appears in the public records of the County of *[County]*, State of *[State]*.

Witness my hand and the seal of my office this *[Date]* day of *[Month]*, 20*[Year]*.  
Notary Public  
for the State of *[State]*

*[Signature]*  
\_\_\_\_\_  
Notary Public  
for the State of *[State]*

*[Signature]*  
\_\_\_\_\_  
Notary Public  
for the State of *[State]*

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# THE EXECUTIVE SUMMARY OF THE OPEN SPACE ELEMENT

There are many types and functions of open space land. It can be utilized for the preservation of natural resources, such as when open space is set aside for habitat protection or for ecological or scientific study. Open space may be used for the managed production of resources such as mineral deposits, agriculture, or groundwater recharge. Recreation is one of the most recognized uses of open space. Both regional and local park are recreation areas, areas protected for their scenic, historic, or cultural values, and trails used for cycling, riding, or hiking are open spaces of this type. A critical open space function is the protection of public health and safety areas such as earthquake fault zones, flood plains, or those necessary for fire breaks or fuel load reduction can be designated for open space use to prevent the unnecessary destruction of property or danger to human lives.

Government Code Section § 65302(e) requires that a city's general plan contain an Open Space Element. Further, open space land is defined under the Government Code Section § 65560(b) as any parcel or area of land or water that is essentially unimproved and devoted to open space use. Certain items need to be addressed in the Open Space Element. These include the following categories:

- Open space for the preservation of natural resources such as areas required for the preservation of plant and animal life.
- Open space for outdoor recreation such as areas suited for park and recreation purposes and for trails to be used for hiking, bike ways, and horse back riding.
- Open space for public health and safety such as areas that require special management because of some natural hazard such as earthquake fault zones, flood plains and high fire risk zones.

In addition, the General Plan Task Force in its recommendations for the Strategic Action Plan recommended that action programs be developed to carry out community enhancement; therefore, the following has been included in the Open Space Element:

- Open space for the enhancement of community identity.

Much of the City of Grand Terrace is presently in open space. There are six undeveloped and developed park sites (see Table 1); and there are three schools in town where the school playgrounds provide for open space recreational uses (see Table 2). There are the steeply sloping, undeveloped hillside areas along the eastern boundary of the City, culminating in Blue Mountain (see Table 3). The City is traversed north-south by three water easements with portions of these easements providing open space resources. Lastly, there are many undeveloped or partially developed sites in the City where open space is, at least, informally provided.



TABLE I

Park sites

Terrace Hills Community Park (Developed)	5.4 acres
Pico Park Sports Complex (Developed)	10.0 acres
Susan Petta Park (Undeveloped)	5.0 acres
Griffin Park ( Partially developed)	1.6 acres
Austyn Park (Partially developed)	1.6 acres
Grand Terrace Wilderness Park (Undeveloped)	<u>25.0 acres</u>
Total Park Sites	48.6 acres

TABLE 2

School playgrounds and recreation areas

Terrace Hills Junior High School	9.0 acres
Grand Terrace Elementary School	5.0 acres
Terrace View Elementary School	<u>5.0 acres</u>
Total School Recreation Areas	19.0 acres

The Open Space Element identifies the existing open space resources of the City and also identifies the future open space needs of the community. Based on an analysis of outdoor recreational needs of the existing and future projected population of the City, the City needs to consider additional park land to satisfy future needs and to consider the development of existing undeveloped sites. Such acquisition would be in keeping with the existing City policy to maintain and operate park and recreation facilities which are adequate for the existing and future population.

The Open Space Element addresses several issues which relate to preserving, conserving and expanding the open space resources in the City. Some of these issues were identified by the work

of the General Plan Task Force. These issues include utilizing open space to improve the Community's image and enhance community identity; preserving Blue Mountain; creating a city center with a public plaza/open space area; utilizing open space resources to reinforce the City's already strong family and children orientation; and responding to the requirements of the Government Code to satisfy the law as to what the Open Space Element must address.

TABLE 3

Undeveloped Hillside Areas

North-side of Blue Mountain	68.0 acres
West-side of Blue Mountain	<u>241.6 acres</u>
Total Undeveloped Hillside	309.6 acres*

\* Acreages taken from County Assessor Maps

In response to these issues, the Open Space Element has **four main goals**: to provide the open space needed for outdoor recreation; to protect the natural resources of the City; and to provide the open space needed to protect the public health and safety from natural hazards and to enhance community identity. The Element further identifies **nine objectives** to guide the City in reaching these goals together with **48 specific implementing action programs**.

Open Space for Recreation:

One of the main objectives of the Element is to provide sufficient open space to satisfy the outdoor recreational needs of the residents of the City. Based on a projected population of 14,421 in twenty years, a total of 57.6 acres would be required to satisfy the park needs of the community including 14 acres to be purchased, 5 of these acres are presently leased from Edison at Pico Park (see Table 5). Various implementing actions have been proposed to support this objective. They call for modifying the City's Development Code to require open space designations for new development; utilizing existing open space resources in the community; determining the need for and studying the financial feasibility of providing additional acreage for park land in the City; developing a linkage and public trail system among the City's parks and open space areas to be coordinated with regional trail systems; explore various means of park funding including such programs as "Adopt-A-Park" which includes private resources; and the review of various other methodologies to provide needed open space.

Open Space for Preservation of Natural Resources:

Another important objective of the Element is to protect the beauty of Blue Mountain. Various programs are called for including the development of a specific plan for the mountain which will limit any future development to protect the scenic and natural resources of the mountain. These natural resources include sensitive species known to occur within this portion of San Bernardino County (see Table 4).



TABLE 4

Sensitive Species Known to Occur Within the  
U.S. Geological Survey San Bernardino South Quadrangle and Possibly  
Within the Boundaries of Grand Terrace

	Species	Federal	State
Reptiles:			
1.	Coast horned lizard	FC2	CSC
2.	San Bernardino ring-necked snake	FC2	-
3.	Coastal rosy boa	FC2	-
4.	Coast patch-nosed snake	FC2	-
Birds:			
5.	Western Burrowing owl	FC2	CSC
6.	California rufous-crowned sparrow	-	CSC
7.	Bell's sage sparrow	-	CSC
8.	California gnatcatcher	FT	CSC
Mammals:			
9.	San Diego black-tailed jackrabbit	-	CSC
10.	San Diego pocket mouse	-	CSC
11.	San Diego desert woodrat	-	CSC
Insects:			
12.	Quino checkerspot butterfly	FE	-
Plants:			
13.	Nevin's barberry	FC1	SE

FE= Listed as Endangered by the U.S. Fish & Wildlife Service

FT= Listed as Threatened by the U.S. Fish & Wildlife Service

FC1 = Category 1 candidate for federal listing for which substantial information on the biological vulnerability and threat supports the appropriateness of proposing the species to be listed as endangered or threatened.

FC2 = Category 2 candidate for federal listing for which insufficient biological information exists to support listing.

CSC = California Department of Fish and Game "Species of Special Concern"

SE = Listed as Endangered by the California Department of Fish and Game

TABLE 5

Analysis of City Parkland

Parkland Required	Parkland Available	Parkland Equipped/ Developed	Parkland (Existing) Equipped/ Undeveloped	Parkland to be Purchased
57.6 acres	48.6 acres	18.6 acres*	30.0 acres	14 acres*

\* Includes 5 acres leased from Southern California Edison at Pico Park

Open Space for Public Health and Safety:

The Element sets out several implementing action programs to provide the open space needed to protect natural resources and for public health and safety resulting from natural hazards such as flooding and brush fires. These include such measures as developing various tools such as open space zoning, hillside management overlays, flood zone overlays, fire protection overlays and the use of specific plans in sensitive areas to tailor specific regulatory parameters for new development.

State Law requires that the Open Space Element contain an active set of programs identifying the specific techniques by which the local jurisdiction intends to use in implementing its open space plan. There are some 48 implementing programs in the Open Space Element. All of these either call for some additional task to be completed by staff or where there may be a more significant fiscal impact, a feasibility study to be completed first. The fiscal impacts resulting from adopting the various action programs will be minimal. Additional funding to implement some programs may be required; but will be identified through the various feasibility studies called for by the Element.

Open Space for the Enhancement of Community Identity:

Finally, the Element proposed several implementing actions to bring about the enhancement of the community's identity. These include proposals for the creation of a city center with a public plaza open space area; the promotion of the City's open space resources such as honoring the "Blue Mountain" symbol and protecting its natural beauty, completing pedestrian/bicycle projects and utilizing beautification programs. The Element also calls for the implementation of an urban and community forestry program for tree planting and management to enhance the City's identity.

Open space is necessary to contribute to the overall form, sense of identity and general well being of a community. The work of the General Plan Task Force in its recommendations recognized this role that open space plays in the well being of a community. The Open Space Element with its goals,

objectives and implementing actions will enable the City of Grand Terrace to continue to be the attractive and unique family-oriented community it deserves to be. (Please see Appendix “D” of the Open Space Element for a list of the goals, objectives and implementing actions.)

#### Implementation Strategy:

A very important part of the “planning process” is the implementation phase. A general plan is only as good as the implementation measures employed to make the policies of the plan become real. The plan is successful only to the extent that the various implementing actions are carried out. To this end, a “Summary Action Plan for the Open Space Element” has been prepared; it is shown in Table 6 on the next page. The intent is to provide an overall strategy in carrying out the goals, objective and implementing actions of the Element. This overall strategy is to serve as a guide to staff and mentors to the implementation of the Open Space Element. Meanwhile, a set of “performance criteria” have been developed to provide a practical guide for City actions which take place on a daily basis. The “performance criteria” are shown in Table 7. The “Summary Action Plan” and refined “performance criteria” along with benchmarks will be incorporated into a final twelfth element of the revised and updated General Plan, the “Strategic Element.”

TABLE 6

#	MAJOR RECOMMENDATIONS BY GOALS, OBJECTIVES AND IMPLEMENTING ACTIONS  Footnote: *1	IMPLEMENTATION TIME/RESPONSIBLE PARTY Soon within 5 yrs. within 10 yrs. within 15 yrs. within 20 yrs. Ongoing Footnote* = Department M= Mentor Program*10	FISCAL IMPACTS/FUNDS Small (0 K-50 K) = \$-- Med. (51 K-1 M) = \$ Large (1 M+) = \$+  Footnote: *2	METHOD OF ADOPTION ORDINANCE = O RESOLUTION = R GUIDELINES = G  Footnote: *3, *4
I.	<b>GOAL I: PROVIDE FOR OUTDOOR RECREATION</b>	-	-	-
1.	<b>OBJECTIVE 1: PROVIDE SUFFICIENT OPEN SPACE TO SATISFY CITY'S RECREATIONAL NEEDS</b>	-	-	-
	1. Consider an amendment of the City's zoning code to require open space areas in all residential developments	5 yrs./ *5	\$--	O
	2. Consider the feasibility of establishing a park site within that portion of the City lying westerly of the I-215 Freeway, such as those areas subject to flood hazard lying west of the freeway.	10 yrs./ *5M, *6M	\$--	G
	3. Review and evaluate the possibility of developing existing easements in residential neighborhoods as linear parks.	10 yrs./ *6	\$--	G
	4. Evaluate the possibility of developing the Gage Canal as a linear park connecting to the proposed regional trail along the Gage Canal in Riverside County.	10 yrs./ *6	\$--	G
	5. The City will consider the feasibility of expanding joint use agreements with the Colton School District to provide more open space facilities.	5 yrs./ *6M	\$--	G
	6. Utilize a standard of 4 acres per 1000 to study the financial feasibility of acquiring an additional 14 acres for park land.	10 yrs./ *6, *8	\$--	G
	7. Given the amount of undeveloped park land, consider the feasibility of developing 39 acres for recreational needs.	10 yrs./ *6, *8	\$	G



8. The City will establish guidelines and standards for the establishment of a linkage system among the City's parks and open space areas. Utilize sidewalks to be part of "Pedestrian Sidewalk Master Plan," "Save Route to Schools Plan" and placement of appropriate signage.	5 yrs./ *5, *6, *7	\$--	R
9. The City will work with other public agencies and private entities to coordinate its trail planning and development. These trails to be used for pedestrian, equestrian or biking. Such efforts will include connections with the trail systems of both San Bernardino and Riverside Counties including the Santa Ana River trail and the regional trail along the Gage Canal in Riverside County.	10 yrs. / *5M, *6M	\$--	R
10. Study the feasibility of integrating the City's trail system with the appropriate segments of the Calif. Recreational Trail System.	10 yrs./ *5M, *6M	\$--	G
11. The City will explore various means to fund the construction and maintenance of its trail system.	10 yrs./ *6M	\$--	R
12. Consider the feasibility of developing observation points along the northern boundary.	15 yrs./ *5M	\$--	G
13. Consider the feasibility of developing the Susan Petta park site.	10 yrs/ *5, *6, *8	\$	G
14. Consider the feasibility of purchasing the undeveloped parcel between the Terrace View Elementary School and the Senior Center.	20 yrs/*5, *6, *8	\$	G
15. The City will consider the feasibility of utilizing various methodologies and techniques to provide open space for identified future needs.	10 yrs./ *5, *6	\$--	G
16. The City will explore various ways for park/open space development and maintenance funding.	Soon/ *5M, *6M	\$--	R
17. The City will give high priority to purchasing the five acres of Pico Park leased from Southern California Edison.	Soon/ *5, *6	\$	R
18. Consider the feasibility of biking and picnicking at Grand Terrace Wilderness Park	15 yrs./ *5M	\$--	G

II.	<b>GOAL II: NATURAL RESOURCES BE PROTECTED UTILIZING OPEN SPACE</b>	-	-	-
2.	<b>OBJECTIVE 2: PROVIDE OPEN SPACE AREAS OR REGULATIONS TO PRESERVE NATURAL RESOURCES</b>	-	-	-
	1. The City will utilize existing information to identify the location of biological resources in the City.	Soon/ *5	\$--	R
	2. The City will develop appropriate land use regulations to preserve and protect any identified natural resources.	5 yrs./ *5	\$--	O
	3. The City will cooperate in the preparation of the San Bernardino Valley Multi species Habitat Conservation Plan to identify natural resources and to develop mitigation measures.	Soon/ *5M	\$--	R
	4. The City will consider developing a specific plan for the western face of Blue Mountain with policies to preserve and protect open space and biologic resources.	5 yrs./ *5	\$--	O
III	<b>GOAL III: PUBLIC HEALTH AND SAFETY BE PROTECTED THROUGH OPEN SPACE AREAS</b>	-	-	-
3	<b>OBJECTIVE 3: PROVIDE OPEN SPACE NEEDED FOR PUBLIC HEALTH AND SAFETY RESULTING FROM GEOLOGIC/SEISMIC CONDITIONS</b>	-	-	-
	1. The City will periodically review and keep abreast of geologic/seismic conditions.	Ongoing/ *5M	\$--	G
	2. The City will consider placing any area or areas subject to geologic/seismic hazards into appropriate open space category.	10 yrs./ *5	\$--	O
	3. Areas in the City subject to geologic or seismic hazards will be studied for compatible open space uses.	10 yrs./ *5M	\$--	G
4.	<b>OBJECTIVE 4: PROVIDE OPEN SPACE NEEDED FOR PUBLIC HEALTH AND SAFETY RESULTING FROM FLOODING.</b>	-	-	-

	1. The City will periodically review the flood hazard maps to make sure maps are current.	Ongoing/ *5M	\$--	R
	2. Those areas subject to flood hazard will be placed in a flood hazard overlay zone.	10 yrs./ *5	\$--	O
	3. Areas subject to flood hazard will be studied for compatible open space uses.	10 yrs./ *5M	\$--	R
5.	<b>OBJECTIVE 5: PROVIDE OPEN SPACE NEEDED FOR PUBLIC HEALTH AND SAFETY RESULTING WILD LAND FIRES.</b>	-	-	-
	1. The City will contact the Forester and Fire Warden to determine what areas are subject to wild land fires.	Soon/ *5	\$--	R
	2. The City will apply a fire overlay district to those areas subject to wild land fires.	5 yrs./ *5	\$--	O
	3. Areas subject to wild land fires will be studied for compatible open space uses.	10 yrs./ *5M	\$--	R
IV.	<b>GOAL IV: OPEN SPACE BE PROVIDED TO BRING ABOUT THE ENHANCEMENT OF COMMUNITY IDENTITY.</b>	-	-	-
6.	<b>OBJECTIVE 6: CREATE A CITY CENTER WITH A PUBLIC PLAZA</b>	-	-	-
	1. Consideration will be given to the establishment of a public plaza in reviewing the proposed "Town Square" project on Barton Road.	Soon/ *5	\$+	R
	2. Consider extending bike lanes and pedestrian paths to the public plaza area in the "Town Square" project.	5 yrs./ *5, *6, *7	\$-	R
7.	<b>OBJECTIVE 7: FORTIFY THE CITY'S IMAGE BY PROMOTING OPEN SPACE RESOURCES.</b>	-	-	-
	1. As an outreach program, the City will utilize various multi-media marketing methods to proactively "market" the City's parks and recreation facilities.	Ongoing./ *6M, *9M	\$--	R
	2. The City will continue to honor "Blue Mountain" as a community symbol as an open space and scenic resource.	Ongoing/ *5M, *6M	\$--	R



	3. Pursue grants to complete the City's pedestrian/bicycle projects with the staging areas and green corridors.	10 yrs./ *5, *6, *7	\$	R
	4. The City will utilize its beatification programs and/or pursue grants so that all who wish to be able to ride, walk, or bicycle via landscape corridors to center of town may do so.	Ongoing/ *5M, *6M, *7M	\$	R
	5. The City shall consider establishing a heritage park/youth center to both service the recreational needs of youth and provide a tourist attraction. (Via Historic Preservation Grant)	5 yrs./ *5, *6M	\$--	G
8.	<b>OBJECTIVE 8: PROTECT AND PROMOTE THE BEAUTY OF BLUE MOUNTAIN &amp; LIVING SYSTEMS</b>	-	-	-
	1. The City will consider developing a specific plan for the western face of Blue Mountain to preserve and protect the open space resources.	5 yrs./ *5	\$--	O
	2. The City will consider the development of the Grand Terrace Wilderness Passive Park.	15 yrs./ *5, *6	\$--	R
	3. The City will evaluate the feasibility of developing a trail system emanating from the proposed Grand Terrace Wilderness Park. This study will also consider the acquisition of trail easements from the property owners.	10 yrs./ *5M, *6M	\$-	G
	4. A fire overlay district will be applied to Blue Mountain to protect development and the natural beauty of the mountain.	5 yrs./ *5	\$-	O
9.	<b>OBJECTIVE 9: IMPLEMENT AN URBAN FORESTRY PROGRAM FOR TREE PLANTING AND MANAGEMENT</b>	-	-	-
	1. The City will continue its beautification programs to landscape various public areas.	Ongoing/ *5M, *6M, *7M	\$	G
	2. Develop and pursue funds for tree planting and management programs including tree inventories, participation of schools and other community groups, sources of grant funding, etc.	10 yrs./ *6M	\$-	R
	3. While the program is being developed, adopt a tree ordinance to regulate the planting, maintenance and removal of trees on rights-of-way and City facilities.	Soon./ *5, *6	\$--	O



	4. For every tree removed from City parkways, a new tree be planted of a mature size or two trees of a smaller size.	5 yrs./ *6	\$	O
	5. The City shall study the feasibility of adopting a city-wide tree preservation ordinance.	5 yrs./ *5M	\$--	G
	6. The City shall initiate the project and pursue funding for a median on Barton Road to include appropriate large scale/tall trees.	10 yrs./ *5M, *6M, *7M	\$	R
	7. Renderings of an ideal Barton Road/Mt. Vernon corridor streetscape will be developed, as funds allow, to provide examples of the city vision for developers.	5 yrs./ *5M	\$--	R
	8. Work with CALTRANS to develop programs to beautify the slopes of the I-215 Freeway	5 yrs./ *5M, *6M	\$--	R

**\* FOOTNOTES:**

1. The Implementing Action Programs for the Open Space Element are listed under each of the four goals and nine objectives of the Element. Each Implementing Action Program has been paraphrased because of space limitations. For a complete wording of the Implementing Action Programs, please refer to the Open Space Element under Section V of the text or Appendix "D."
2. Any item with medium or high fiscal impact is proposed to be either automatically adopted by Resolution or to be a Guideline.
3. Items for which research needs to be done to establish feasibility will need to be adopted as guidelines; however, the wording can still be incorporated into the General Plan as a policy to be implemented as a feasibility study.
4. Items adopted as Ordinances become law. Items adopted by Resolution can be altered as conditions change. Items adopted as Guidelines do not reflect a commitment unless incorporated into the General Plans as policies.
5. Community and Economic Development Department
6. Community Services Department
7. Building/Safety and Public Works Department
8. Finance
9. City Clerk
10. "M" represents Mentor Program where a mentor, either a resident or business mentor, will volunteer to work for an applicable City Department Head to accomplish a General Plan goal by helping the City to carry out the various implementing action programs of the adopted Elements of the General Plan. Mentors for the Open Space Element could be teenagers from the local junior high school.

TABLE 7

Performance Criteria:

- Number of trees removed vs. number planted with public and private areas calculated separately.
- Number of acres of park purchased and/or equipped vs. land developed and/or rehabed.
- Number of beautified and landscaped acres per year.
- Number of new, rehabed and or designated sidewalks or pedestrian trail facilities installed in linear feet.
- Number of bicycle lanes added and/or constructed in linear feet.
- City investment in \$ amounts to utilize open space for image enhancement and/or tourist attraction.\*
- City investment in \$ amounts in the creation of public open space/plaza areas to enhance community activity.\*
- Number of acres/s.f. rezoned for straight open space or overlay open space within the City.\*
- Number of facilities in acres/s.f. being "adopted" by non-profit corporations for maintenance purposes.\*
- Number of resolutions/ordinances passed or programs with City participation in order to regulate and preserve open space and biologic resources.\*
- Report on the development of updated geologic, seismic and flood hazard information available to the community.\*
- Number of policies or fire prevention mechanisms approved to protect existing City open space.\*
- Number of activities reported by the Open Space mentors.\*
- Number of new multi-media articles/items to market City's park and recreation facilities as family oriented outreach, i.e. city newsletter, cable, web-page, local newspaper, fliers to the schools, city brochures, oral presentations, etc.\*

\* Note:           The progress on these activities depends on how many financing mechanisms/programs and/or grants were worked on or established during the evaluation period.







-IIIAX-

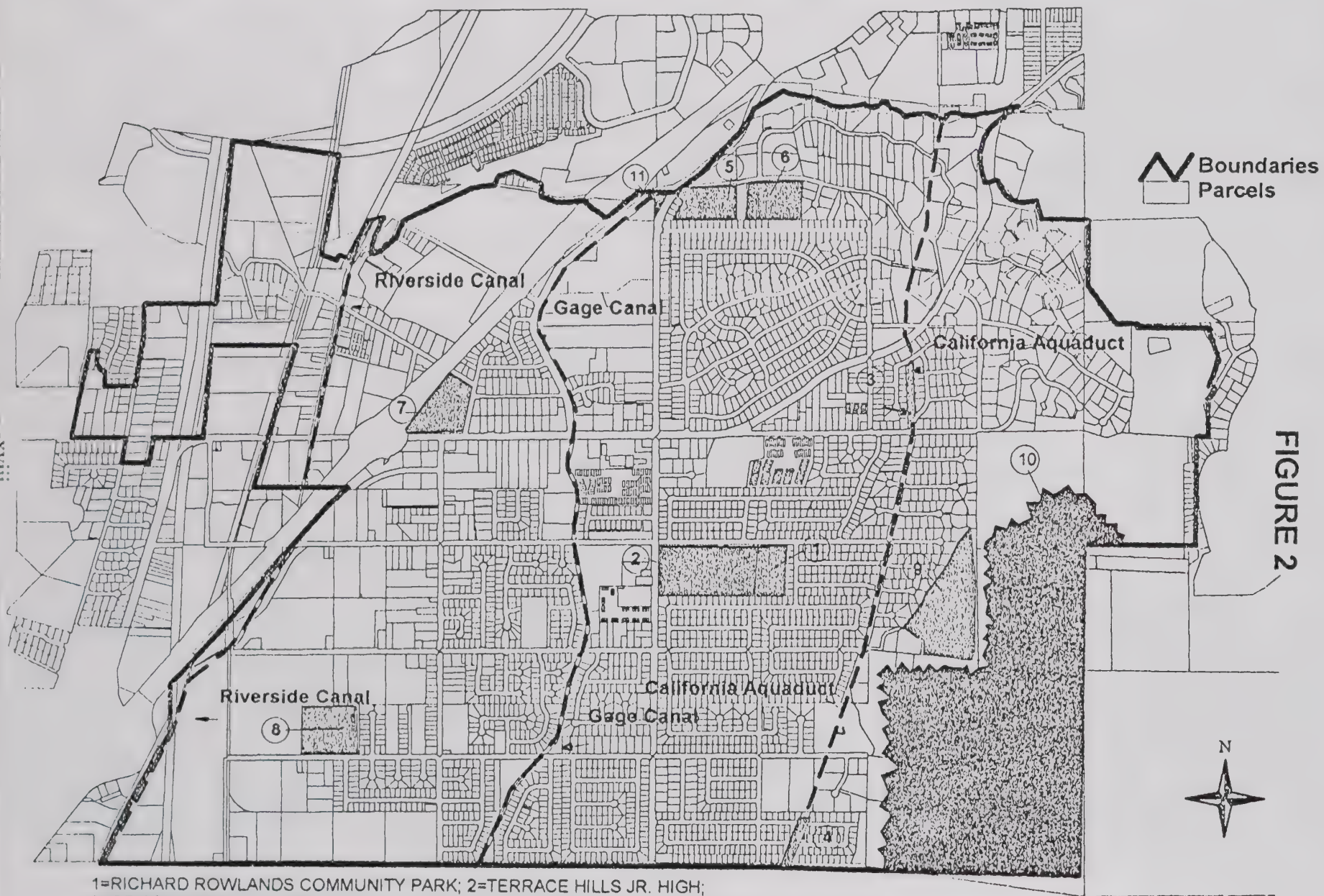


FIGURE 2

- 1=RICHARD ROWLANDS COMMUNITY PARK; 2=TERRACE HILLS JR. HIGH;  
3=GRIFFIN PARK; 4=AUSTYN PARK; 5=SUSAN PETTA PARK & SENIOR CENTER;  
6= TERRACE VIEW ELEMENTARY SCHOOL;  
7=GRAND TERRACE ELEMENTARY SCHOOL; 8=PICO PARK SPORTS COMPLEX  
9=WILDERNESS PARK  
10=PIE MOUNTAIN OPEN SPACE AREA (Generally 50% & ABOVE SLOPE)  
11= VERNON LOOKOUT



# THE OPEN SPACE ELEMENT

## FOR THE CITY OF GRAND TERRACE

### I. PURPOSE

#### *Need for an Open Space Element*

There are many types and functions of open space land. It can be utilized for the preservation of natural resources, such as when open space is set aside for habitat protection or for ecological or scientific study. Open space may be used for the managed production of resources such as mineral deposits, agriculture, or groundwater recharge. Recreation is one of the most recognized uses of open space. Both regional and local parks are recreation areas, which are protected for their scenic, historic, or cultural values, and trails used for cycling, riding, or hiking are open spaces of this type. A critical open space function is the protection of public health and safety in areas such as earthquake fault zones, flood plains, or those necessary for fire breaks or fuel load reduction; these areas can be designated for open space use to prevent the unnecessary destruction of property or danger to human lives.

Open space areas contribute to the overall form, sense of identity, and general well being of a community. Open space can be used to shape and form the urban environment. It can separate, buffer, or even integrate disparate land uses, and can link one area or activity to another.

#### *Relationship of the Open Space Element to the General Plan*

California Government Code (Sections §65300 and §65302) requires every city and county to draw up and adopt “a comprehensive, long-term general plan for the physical development of the community.” Seven general plan elements are required by State Law. Government Code Section §65302(e) requires that every general plan contain an open space element. (See Appendix A, the “General Plan Guidelines,” for a discussion of what the Open Space Element should cover to meet State requirements.)

Open space land is defined under the Government Code (§65560b) as any parcel or area of land or water that is essentially unimproved and devoted to open space use. The Government Code further stipulated that certain items need to be addressed in the Open Space Element. These include the following categories:

- Open space for the preservation of natural resources such as areas required for the preservation of plant and animal life.

- Open space used for the managed production of resources such as areas required for ground water recharge or areas containing major mineral deposits.
- Open space for outdoor recreation such as areas of outstanding scenic, historic and cultural value; areas suited for park and recreation purposes; and areas which serve as links between major recreation and open space areas including utility easements, banks of rivers and streams, trails and scenic highway corridors.
- Open space for public health and safety such as areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains and high fire risk zones.

Additionally, the Government Code requires that cities and counties must consider public demand for trail-oriented recreational use in developing specific open-space programs and consider the feasibility of integrating city and county trail routes with the appropriate segments of the California Recreational Trails System.

Along with the housing element, the open space element has the most detailed statutory intent; and, next to the land use, is the broadest in scope. Because of this breadth, open space issues overlap those of several elements. The Open Space Element will identify those lands in the City of Grand Terrace which should be designated for open space. The detailed policy issues related to the protection of open space resources, to the conservation of natural resources, to the development of recreational programs and uses, and to the protection of public safety will be covered in the Land Use, Conservation, Safety and Recreational Elements of the General Plan.

The Land Use Element of the General Plan contains a General Plan Categories Map. This map shows those portions of the City which are subject to open space designations or related open space regulations. These categories include the following land use designations: 1) PUB (Public Lands) for parks, schools, easement areas used for recreational uses and other public facilities; 2) H- (Hillside Management) for areas subject to special management regulations because of natural resources or hazardous conditions; and 3) FP- (Flood Plain) for areas subject to flood hazards.

### *Open Space Resources*

Much of the City of Grand Terrace is in open space. There are the steeply sloping, undeveloped hillside areas along the eastern boundary of the City, culminating in Blue Mountain (See Figure 1) There are six undeveloped and developed park sites; and there are three schools in town where the school playgrounds provide for open space/recreational



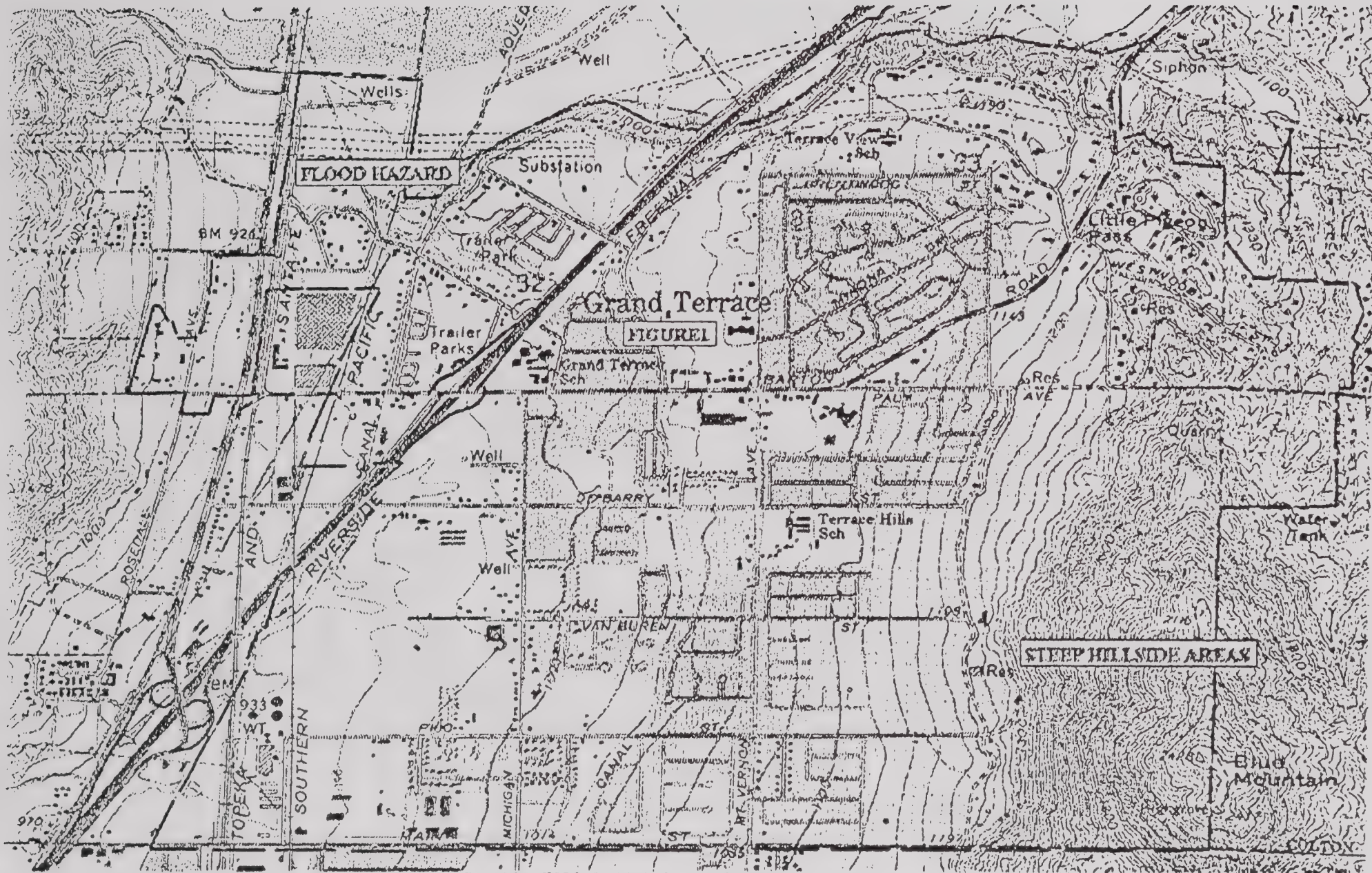


FIGURE 1



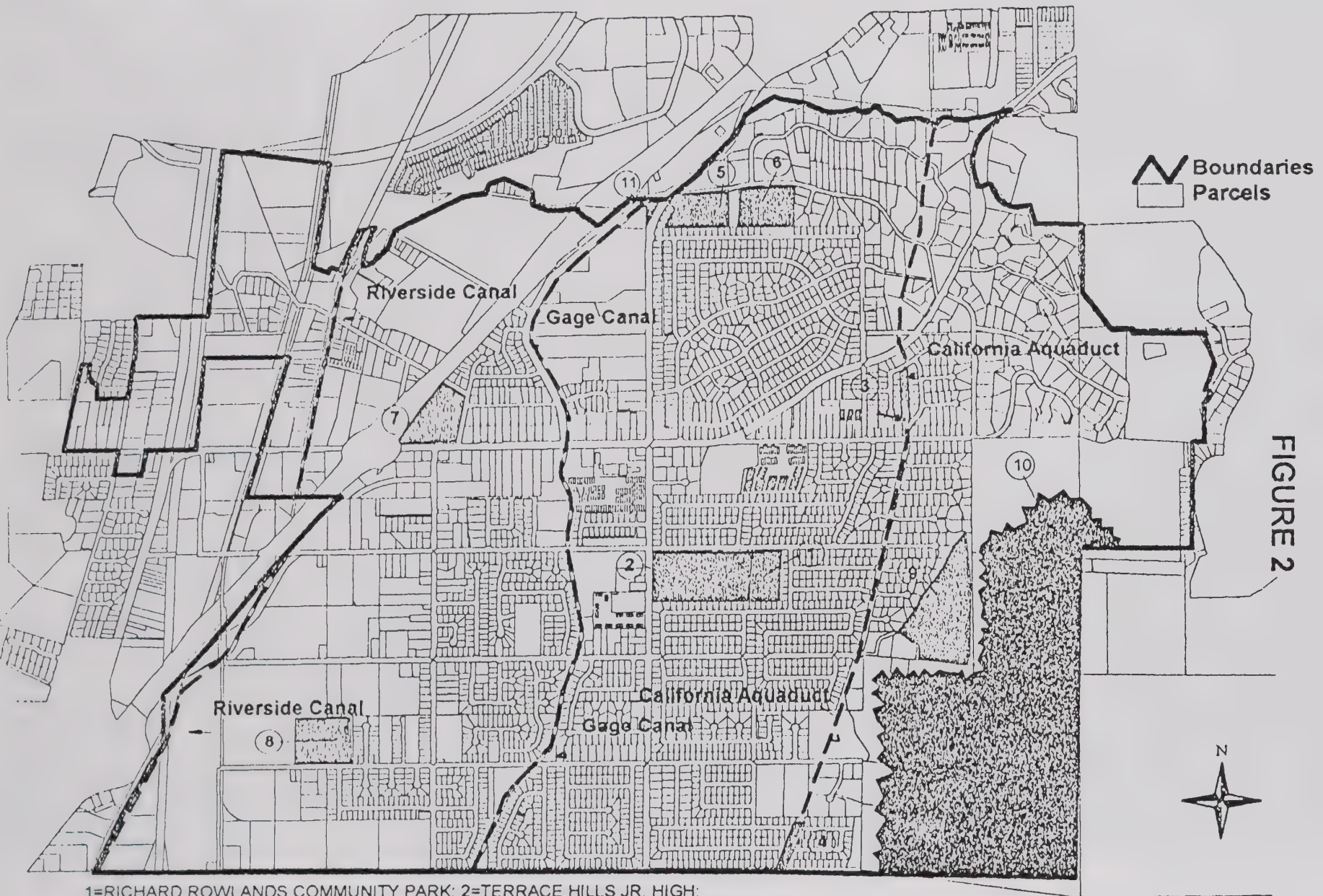


FIGURE 2

- 1=RICHARD ROWLANDS COMMUNITY PARK; 2=TERRACE HILLS JR. HIGH;  
 3=GRIFFIN PARK; 4=AUSTYN PARK; 5=SUSAN PETTA PARK & SENIOR CENTER;  
 6= TERRACE VIEW ELEMENTARY SCHOOL;  
 7=GRAND TERRACE ELEMENTARY SCHOOL; 8=PICO PARK SPORTS COMPLEX  
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use. The City is traversed in a north-south direction by three water easements with portions of these easements providing for open space. These consists of the Riverside Canal, the Gage Canal and the California Aqueduct (See Figure 2 for the park, playground and water easements.) Lastly, there are many undeveloped or partially developed sites in the City where open space is, at least, informally provided.

Open space is an integral part of what makes a city a desirable place to live. As the City of Grand Terrace has grown, City residents have sought to connect with the outdoor environment. There is a longing on the part of City residents for the great outdoors. This is evident in the participation of outdoor activities such as the playing of soccer and baseball by children and of walking, biking, hiking and jogging by everyone. These activities allow the City's residents to enjoy the recreational nature of open space along with the aesthetics nature provides which includes the appreciation of trees, flowers and the blue sky. Much of this appreciation is symbolized by Blue Mountain which is the predominant natural feature in the City of Grand Terrace and is the focus of City efforts for open space preservation.

It is the intent of the Open Space Element to make open space a key component in the growth and development of the City of Grand Terrace, well into the next century. As the city grows with residential, commercial, and industrial development, the residents will be afforded the opportunity of green space, parks, buffer zones, recreational facilities and a trail system offering hiking, biking and equestrian usage. These open space amenities will allow the citizens of Grand Terrace to enjoy open space for outdoor recreation.

The City has many resources which can also be utilized for open space. As an example, there are certain sidewalks such as the ones along the bicycle lanes, the ones to be designated as the best/safest access to schools and those as part of a "trails" system to the downtown area. Landscaping could be added to these pedestrian ways to enhance their open space value. Also, vacant lots or parcels could be utilized for open space or recreational uses. Such utilization would require the concurrence of the individual property owners and would also require future studies regarding liability issues.

In addition, the need for the protection of natural resources and for public health and safety in the community will require some areas in the City to be categorized as open space requiring special management or regulations because of special or hazardous conditions.

## II. EXISTING OPEN SPACE

### *Outdoor Recreation:*

Tables 1 and 2 show an inventory of the existing outdoor recreation resources of the City of Grand Terrace. Table 1 shows the developed and undeveloped park sites in the City. Table 2 shows that portion of the City's three school sites used for recreational purposes.

TABLE I

Park sites

Terrace Hills Community Park (Developed)	5.4 acres
Pico Park Sports Complex (Developed)	10.0 acres
Susan Petta Park (Undeveloped)	5.0 acres
Griffin Park ( Partially developed)	1.6 acres
Austyn Park (Partially developed)	1.6 acres
Grand Terrace Wilderness Park (Undeveloped)	<u>25.0 acres</u>
Total Park Sites	48.6 acres

TABLE 2

School playgrounds and recreation areas

Terrace Hills Junior High School	9.0 acres
Grand Terrace Elementary School	5.0 acres
Terrace View Elementary School	<u>5.0 acres</u>
Total School Recreation Areas	19.0 acres

*Natural Resources:*

As noted above, open space can play a role in the preservation of natural resources such as areas required for the preservation of plant and animal life. Much of the area of the City has been impacted by human activity. Steep hillside areas in the eastern portion of the community remain generally undeveloped and contain the only appreciable native plant and animal habitats. As described in the Master Environmental Impact Report for the 1988 General Plan, this hillside area supports a variety of grasses, annuals, and small shrubs and animal wildlife. Table 3, below, gives a listing of undeveloped hillside acreage on the north and west sides of Blue Mountain which lies in the easterly side of the City.

TABLE 3

Undeveloped Hillside Areas

North-side of Blue Mountain	68.0 acres
West-side of Blue Mountain	<u>241.6 acres</u>
Total Undeveloped Hillside	309.6 acres*

\* Acreages taken from County Assessor Maps

These undeveloped hillside areas will be evaluated in terms of their existing zoning and land use categories and any changes in these designations will be addressed and reflected in the Land Use Element.

Finally, there may be some potential for sensitive species as categorized by the Federal and State governments to exist within the undeveloped areas of the City. These species are listed in Table 4.



TABLE 4

Sensitive Species Known to Occur Within the  
U.S. Geological Survey San Bernardino South Quadrangle and Possibly  
Within the Boundaries of Grand Terrace

	Species	Federal	State
Reptiles:			
1.	Coast horned lizard	FC2	CSC
2.	San Bernardino ring-necked snake	FC2	-
3.	Coastal rosy boa	FC2	-
4.	Coast patch-nosed snake	FC2	-
Birds:			
5.	Western Burrowing owl	FC2	CSC
6.	California rufous-crowned sparrow	-	CSC
7.	Bell's sage sparrow	-	CSC
8.	California gnatcatcher	FT	CSC
Mammals:			
9.	San Diego black-tailed jackrabbit	-	CSC
10.	San Diego pocket mouse	-	CSC
11.	San Diego desert woodrat	-	CSC
Insects:			
12.	Quino checkerspot butterfly	FE	-
Plants:			
13.	Nevin's barberry	FC1	SE

FE= Listed as Endangered by the U.S. Fish & Wildlife Service

FT= Listed as Threatened by the U.S. Fish & Wildlife Service

FC1 = Category 1 candidate for federal listing for which substantial information on the biological vulnerability and threat supports the appropriateness of proposing the species to be listed as endangered or threatened.

FC2 = Category 2 candidate for federal listing for which insufficient biological information exists to support listing.

CSC = California Department of Fish and Game "Species of Special Concern"

SE = Listed as Endangered by the California Department of Fish and Game

According to the Master Environmental Impact Report prepared for the 1988 General Plan, there are no known archaeologic or paleontologic sites in the City of Grand Terrace. Therefore no areas have been identified which should be subject to an open space designation or regulation to protect or preserve these resources.

*Managed Production of Resources:*

There are no areas that have been identified in the City of Grand Terrace that are used in the production of natural resources. These include forest land, rangeland, agricultural lands and areas of economic importance for the production of food and fiber and areas containing major mineral deposits. Therefore no open space designations, activities or programs have been applied in the Open Space Element for the managed production of resources.

*Public Health and Safety:*

Open Space for public health and safety includes areas that may require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, and areas presenting high fire risks

The City of Grand Terrace is located within a seismically active region; however, none of the several active earthquake faults are actually located within the City boundaries. Maps obtained from the State Geologist show that there are no Alquist-Priolo Special Study zones, which map active fault zones, crossing the City. The closest major fault to the City is the San Jacinto fault which is considered one of the most active in Southern California. The Alquist-Priolo Special Study zone for this fault lies northerly and easterly of the City and at its closest point is approximately 2,800 feet from the northeast corner of the City.

The City of Grand Terrace was included in the San Bernardino County Federal Flood Insurance Study completed in 1981. The latest Flood Insurance Rate Map which was reviewed by the City shows that the only flood prone area within the City is a low-lying area adjacent to the Santa Ana river (see Figure 1). This area is considered unsuitable for habitable structures because of the potential flood danger

The eastern undeveloped hillsides in the City lie in "Fire Safety Review Area I" as defined by the San Bernardino County Fire Department. "Fire Safety Review Area I" includes wildland areas that are marginally developable, undeveloped areas which are not likely to be developed and areas of transition between wildlands and partially developed land or land likely to be developed in the future. It should be noted that this area of transition is often characterized by an abrupt change in slope such as at the base of Blue Mountain. "Fire Safety Review Area I" lies mainly in the steep hillside areas in the eastern portion of the City (see Figure 1).

Lastly, severe limitations exist in the soils found in the Blue Mountain area and the hills in the northeastern portion of the City. These soils are subject to unstable conditions and severe erosion. This area will require special regulations to protect the hillside's natural and topographic character by identifying environmental sensitivities, aesthetic qualities, and public health and safety issues. These areas are located in the steep hillside areas shown on Figure 1.

### III . FUTURE OPEN SPACE NEEDS:

#### *Outdoor Recreation:*

Local park and recreation standards have been established to determine the appropriate size, type and number of recreational facilities needed to adequately serve a given population. These standards describe the basic conditions needed to fully serve a diverse population and can be used as a gauge to assess the adequacy of recreational facilities in the City of Grand Terrace. The Grand Terrace General Plan, adopted in 1988, established a minimum park acreage standard of 4.0 acres per 1,000 City residents. Based on a projected population of 14,421 in twenty years ( see Appendix B from the General Plan Housing Element), a total of 57.6 acres would be required to satisfy the park needs of the community.

The total recreational area shown on Tables 1 and 2, available to Grand Terrace residents, is 67.6 acres. However, the range of park and recreational activities represented by this acreage is fairly narrow; and it overstates the amount of land actually available for park and recreational needs. Therefore the total area which actually services neighborhood and community parks purposes is considerably less, about 19 acres, for the following reasons:

Schools - School ground areas have an important role in providing recreational space, but to a limited degree. Because of the following constraints, schools provide only a fraction of the overall space needed for recreation:

- Not available when school is in session.
- Mainly serve the needs of youth and adults.
- Limited range of activities possible.
- School athletic programs and community organized sports are major users during after-school hours.
- School district policy limits use for city programs\*
- Most athletic fields are unlighted.

\*Note: The City does have an agreement to allow for some school facilities when school is not in session; please see Appendix G for a copy of that agreement.



TABLE 5

Analysis of City Parkland

Parkland Required	Parkland Available	Parkland Equipped/ Developed	Parkland (Existing) Equipped/ Undeveloped	Parkland to be Purchased
57.6 acres	48.6 acres	18.6 acres*	30.0 acres	14 acres*

\* Includes 5 acres leased from Southern California Edison at Pico Park

Grand Terrace Wilderness Park - Although the Grand Terrace Wilderness Park represents a land area preserved for historical and wilderness value, its steep and rugged terrain does not allow for the full range of recreational uses of a typical park site.

Therefore it appears that the City may need to consider additional park land to satisfy future needs. Such acquisition and development of undeveloped parks would be in keeping with the following policy adopted in the 1988 General Plan. This policy states, in part:

“The City shall maintain and operate park and recreation facilities which are adequate for the existing and planned population...”

Based solely on the amount of developed and undeveloped park sites in the City, an additional 14 acres of park land is required to satisfy the 4 acres per 1000 person standard (five of these acres are developed as part of Pico Park and are presently leased from Edison). In addition, considering the amount of undeveloped park land that needs to be developed for recreational purposes together with 9 new undeveloped acres, a total of 39 acres needs to be developed for active recreational purposes as shown on Table 5.

It should be kept in mind that if the City provides more recreational facilities, there will be less demand for City organized events and recreational activities in order for the youth of the City to keep occupied.

The City may wish to consider the expansion of Pico Park. Such an expansion would allow for additional baseball and soccer fields and would allow for a “shift” to make Pico Park a main “regional park” for the City. This would allow for the expansion and centralization of

the City's recreational activities. (Please see Appendix E for a more complete discussion on the "pros" and "cons" of the proposed expansion.)

In addition, one of the existing undeveloped park sites which is included in the 39 acres to be developed is the "Susan Petta" site. This is a five acre parcel located just east of Mt. Vernon Road along Grand Terrace Road. One proposal that has been discussed is to develop it as a combination heritage/youth park and center which would both preserve the history of the community and serve the needs of the communities youth. (Please see Appendix F for a more detailed discussion of this proposal).

#### *Natural Resources:*

The natural resources in the City will be protected by special regulations for any development in the undeveloped, hillside areas in the east end of the City. These regulations will require that if the environmental review required by the California Environmental Quality Act identifies various natural resources, then appropriate surveys will have to be conducted to both identify the extent of those resources and set forth the mitigating measures required to minimize any adverse impacts on those resources. With the the appropriate mitigation measures, the project would be allowed to proceed with respect to any natural resources on the site.

#### *Public Health and Safety:*

Those portions of the City which are subject to some sort of natural hazard will be appropriately regulated to protect the residents of the City. These regulations will require that individual projects be designed and conditioned to insure that existing and future residents of the City are protected. Such regulations may include the use of overlay zones or open space zoning.

## IV. OPEN SPACE ISSUES

The Open Space Element has addressed various issues which relate to preserving, conserving and expanding the open space resources of the City of Grand Terrace. These issues have come not only from planning efforts at the State level but also through the local planning activities related to updating the City's General Plan.

The General Plan Task Force, made up of seven members of the community, made several recommendations to the City in the form of a Strategic Action Plan which was designated to aid and guide the City of Grand Terrace in the update of the General Plan. These recommendations included several areas which relate both directly and indirectly to the City's open space resources. In addition, the Task Force adopted several "Guiding Principles" for the City which also relate to efforts to provide open space.

### *Community Image*

The General Plan Task Force of the City of Grand Terrace, in its recommendations to improve the City's image, called for the City to undertake several open space related activities. These included fortifying the City's image as an attractive and uniquely family-oriented community by promoting its best assets such as the City's parks and recreation facilities; by honoring "Blue Mountain" as a community symbol; by strengthening the physical connection of the City residents to the local setting utilizing open space; by making the City of Grand Terrace an unique place to live, work, play and visit; and by improving the quality of life for residents. The preservation, conservation and expansion of the City's open space resources will further all of these goals.

The General Plan Task Force also adopted several "Guiding Principles." One of these called for residents to: "Celebrate nature, celebrate your heritage and accomplishments. Bring beauty to the residents' eyes and pride to their hearts." This principle will guide the City in improving its image through numerous actions including open space preservation.

**Response:** This issue has been addressed in Objective 6, 7, 8 and 9 under open space needed to be provided for community enhancement. In addition, all of the Objectives of the Open Space Element will help in making Grand Terrace a unique place in which to live and in improving the overall quality of life for the City residents.

### *Preserving Blue Mountain*

The Task Force had several recommendation in regards to preserving and protecting the natural history of Blue Mountain, recognizing it as a strong visual image for the City of Grand Terrace. These included the following specific measures: 1) maintain Blue Mountain as open space; 2) preserve its ecological system and identify regionally endangered species; 3) prevent development on steep slopes to avoid heavy grading and erosion; 4) create a fire overlay zone to protect from wildfires; 5) create and/or improve a system of public trails including conferring with property owners and connecting to other, regional trail systems; 6) develop Grand Terrace Wilderness as a passive park and as a trail head for those who hike to the top of Blue Mountain; 7) develop a specific plan to determine areas appropriate for residential development versus strictly open space; and, 8) create a regionally oriented open space element for continuity with adjacent open space areas in other jurisdictions

In addition, the "Guiding Principles" call for City's citizens to: "...Conserve natural resources and protect all living systems" and to "Celebrate nature..."

**Response:** This issue is addressed in Objectives 1, 2, 5, 7 and 8.



### *City Center*

The General Plan Task Force recommended the creation of a city center with a public plaza/open space area. Included in these recommendations were extending bike lanes and pedestrian paths to allow people to walk to the plaza/open space area along Barton Road. The “Guiding Principles” reinforced the need for a public plaza by calling on the City’s residents to: “Promote community participation...to ensure a sense of belonging and community growth.” The proposed public plaza as part of the City’s open space will reflect this principle by supporting the promotion of community participation.

**Response:** This issue has been addressed in Objective 6.

### *Family and Children Orientation*

Grand Terrace prides itself on family activities that involve organized recreation utilizing open space areas in the City. The General Plan Task Force made several recommendations to reinforce the City’s already strong family and children orientation. These recommendations included several measures which relate to open space; they are: 1) continue augmenting our park and recreation facilities; 2) continue expanding opportunities for children and teenagers for wholesome entertainment within a familiar setting; 3) increase the quality of life in the City of Grand Terrace; 4) organize family group outings such as hiking or bicycling around town or connecting to nearby conservation or recreation areas; 5) consider “Adopt-A-Park” programs whereby local groups and organizations can help support the maintenance of park facilities; 6) amend the zoning code to require open space in all residential developments; 7) develop programs in conjunction with schools to utilize school grounds in common with park sites; 8) evaluate the possibility of developing the Gage Canal as a park area and equip the neighborhood easements or linear parks not currently being used; and, 9) purchase land between Terrace View Elementary School and the Grand Terrace Senior Center.

Additionally, the General Plan Task Force adopted several “Guiding Principles” which relate to families, children and open space. These included: “Protect and enhance what we already have, our low density, attractive neighborhoods, our parks and level of safety” and “Give priority to families, children and their needs.”

**Response:** This issue has been addressed in Objective 1. Indeed, all of the Objectives of the Open Space Element will help in making Grand Terrace a unique place to live and improve the overall quality of life for the City residents.

### *Government Code:*

Besides the Government Code requirements for an Open Space Element in the City’s General Plan discussed above, the State Legislature found and declared the following related

to open space in the City of Grand Terrace:

- (a) That the preservation of open-space land is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.
- (b) That discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.
- (c) That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized.

**Response:** All of the Objectives of the Open Space Element, 1-9, will allow the City of Grand Terrace to meet the open space declarations of the State Legislature.

*Regional Issues:*

The Regional Comprehensive Plan and Guide (RCPG) was prepared by the Southern California Council of Government as the comprehensive plan for Southern California. It contains chapters on Strategy, the Economy, Growth Management, Transportation, Air Quality, Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Water Quality, Energy, Hazardous Waste Management, Solid Waste Management and Plan Implementation. The RCPG identifies three goals for the region: 1) improve the standard of living for all; 2) improve the quality of life for all; and 3) enhance equity and access to government.

The Open Space and Conservation Chapter of the RCPG contains three goals which relate to open space in the region and the City of Grand Terrace. They are:

- Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region...
- Provide open space for adequate protection to lives and properties against natural and manmade hazards.
- Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.

Other Chapters in the RCPG contain policies related to: 1) the timing, financing, and location of public facilities, utility systems and transportation systems; 2) the efforts of local jurisdictions to minimize the cost of infrastructure and public service delivery, and the efforts to seek new sources of funding for infrastructure and public services; and 3) air quality and transportation issues.

**Response:**Section V of the proposed Open Space Element lists the four main goals of the Element. These four main goals parallel and support the goals of the Open Space and Conservation Chapter of the RCPG. Section VII of the proposed Element discusses the “Summary Action Plan for the Open Space Element” including Table 6 which shows each recommendation in the Element in a context of: a) implementation time/responsible parties; b) fiscal impact/feasibility; and 3) method of adoption. Therefore, the proposed Open Space Element is consistent with the policies of the RCPG which call for the timing and financing of public facilities and transportation systems with efforts for minimizing costs and for seeking new sources of funding.

In addition, the Conservation Element of the City’s General Plan will deal with some of these issues raised by SCAG in more depth.

Further, the proposed Open Space Element is consistent with the Air Quality policies of the RCPG. The proposed Element calls for various programs to develop pedestrian/bicycle trails, which reduce air pollutants, and to implement an urban and community forestry program for tree planting, which improves local air quality, as part of the community beautification system. In addition, the Air Quality Element of the General Plan covered and is consistent with the regional requirements of the RCPG. Finally, the proposed pedestrian/bicycle trails in the Element will support regional transportation goals of the Transportation Plan of the RCPG to develop alternative transportation modes. The Circulation Element of the General Plan addresses in detail all related multi-mode transport alternatives.

## V. STATEMENT OF GOALS, OBJECTIVES AND IMPLEMENTING ACTIONS

**GOAL I:** That the Open-Space Needed for Outdoor Recreation in the City of Grand Terrace be provided and thereby improve the quality of life for the residents of the City.

**Objective 1:** *To provide sufficient open space to satisfy the outdoor recreational needs of the residents of the City of Grand Terrace.*

### Implementation Actions:

1. Consider amendment of the City’s zoning code to require open space areas



in all residential developments.

2. Consider the feasibility of establishing a park site within that portion of the City lying westerly of the I-215 Freeway. Such consideration shall include the possibility of utilizing privately held, underutilized parcels and those areas subject to flood hazard lying west of the freeway.
3. Review and evaluate the possibility of developing existing easements in residential neighborhoods as linear parks. (An example of such an easement is the Edison right-of-way north of Pico Street between Michigan Street and Reed Street.)
4. Evaluate the possibility of developing the Gage Canal as a linear park including a pedestrian/bicycle trail which would connect with the proposed regional trail along the Gage Canal in Riverside County. (This can be used as a linkage with the residential areas in the southern part of the City to the downtown area.
5. The City will consider the feasibility of expanding joint use agreements with the Colton Unified School District to provide open space facilities.
6. Utilizing a park standard of 4 acres per 1000 population for active recreational needs, study the financial feasibility of acquiring an additional 14 acres for park-land to enable the City to meet the recreational needs of the community. (Includes 5 acres presently leased from Edison at Pico Park)
7. Given the amount of undeveloped park land both acquired and to be acquired, consider the feasibility of developing 39 acres for active recreational needs.
8. The City will establish guidelines and standards for the establishment of a linkage system among the City's parks and open space areas. In residential areas, the feasibility of utilizing sidewalks shall be made. These sidewalks will be part of the "Pedestrian Sidewalk Master Plan" called for in the Circulation Element and "safe routes" to school plan. In addition, consideration will be given to the placement of appropriate signage along the sidewalk identifying them as part of a designated trail system.
9. The City will work with other public agencies and private entities to coordinate its trail planning and development to tie into regional trail systems connecting neighboring cities and counties. These trails may be used for pedestrian, equestrian or biking. Such efforts will include a connection with the Santa Ana River Trail as shown in the "Plan of Open Space and Trails for the County of San Bernardino" and with the trail system of the County of Riverside including the proposed regional trail along the Gage Canal in Riverside County.

10. Study the feasibility of integrating the City's trail system with the appropriate segments of the California Recreational Trail System as required by the Government Code.
11. The City will explore various means to fund the construction and maintenance of its trail system.
12. Consider the feasibility of developing observation points ("look-outs") along the northern boundary of the City to take advantage of the spectacular views of the San Bernardino Valley and Mountains, e.g. at Mt Vernon and Grand Terrace Road intersection.
13. Consider the feasibility of developing the Susan Petta park site.
14. Consider the feasibility of purchasing the undeveloped parcel between the Terrace View Elementary School and the Senior Center.
15. The City will consider the feasibility of utilizing various methodologies and techniques to provide open space for identified future needs. These programs may include:
  - Open space zoning pursuant to §65910 of the Government Code
  - Public acquisition of open-space
  - Private acquisition of open-space (e.g. non-profit land trusts or conservancies)
  - Application of the Quimby Act to subdivision approvals
  - Provision for open-space in specific plans
  - Provision for open-space in development agreements
  - Transfer of development rights
  - Open-space in planned unit developments
16. The City will explore various ways for park/open space development and maintenance funding including such programs as:
  - "Adopt-A-Park" where private groups and organizations can support, financially, the procurement of recreational equipment and park maintenance.
  - Actively seek out various government grant programs such as the "Local Assistance Grants" administered by the California Department of Parks and Recreation; the "Urban Park and Recreation Recovery Program," administered by the National Park Service; "CDBG" grants, and other government sponsored programs such as those offered by the California Department of Health Services.
  - Explore the possibility of obtaining grants from private

corporations such as Home Depot and "REI" (Recreation Equipment, Inc.) and private foundations such as the Hewlett Foundation, California Releaf and the Local Government Commission.

- Actively use various resources on the Internet such as the "Internet NonProfit Center," "The Foundation Center" and "Urban Parks Institute" to research available private funding to support Open Space objectives.
- Review the feasibility of utilizing various other mechanisms for funding open space development and maintenance including but not limited to:
  - general obligation bonds
  - community services district
  - public enterprise revenue bonds
  - user fee financing
  - tax increment financing
  - borrowing

17. The City will give the highest priority to exploring various funding mechanisms, including grants, to purchase the five acres of Pico Park presently leased from Southern California Edison.
18. Consider the feasibility of providing for some active recreational type uses in the proposed Grand Terrace Wilderness Park including facilities for biking and picnicking.

**GOAL II:** That the Natural Resources in the City of Grand Terrace be protected and preserved by utilizing open space designations or related regulations.

**Objective 2:** *To provide open space areas or appropriate regulations to protect and preserve land in the City with natural resources.*

**Implementing Actions:**

1. The City will utilize existing information of biological resources including data on natural vegetation and wildlife habitats for both rare and endangered species from such resources as the California Department of Fish and Games's "Natural Diversity Data Base" to identify the location of biological resources in the City of Grand Terrace.
2. The City will develop appropriate land use regulations to preserve and protect any identified natural resources. These regulations may include the development of such tools as an open space zone which will list what kinds of uses are compatible with the preservation of natural resources; hillside management overlays which will specify the development standards to be



applied to protect these resources; and specific plans which will set forth detailed regulations to plan future development in such a manner as to preserve and protect identified natural resources.

3. The City will cooperate with the County of San Bernardino and other participating cities in the preparation of the San Bernardino Valley Multi-species Habitat Conservation Plan in order to identify natural resource area and to develop appropriate mitigation measures to protect these resources.
4. The City will consider developing a specific plan for the western face of Blue Mountain. The specific plan will contain policies to preserve and maintain the open space resources of the "Mountain" including its biologic properties.

**GOAL III:** That Public Health and Safety in the City of Grand Terrace be protected, in part, through open space areas.

**Objective 3:** *To provide the open space needed for public health and safety resulting from geologic or seismic conditions in the City of Grand Terrace.*

**Implementing Actions:**

1. The City will periodically review and keep abreast of geologic and seismic reports and information for the City and surrounding area.
2. The City will consider placing any area or areas subject to geologic or seismic hazards into an appropriate open space category if future conditions warrant an open space designation.
3. Areas in the City subject to geologic or seismic hazards will be studied for compatible open space uses.

**Objective 4:** *To provide open space needed for public health and safety resulting from flood hazard conditions in the City of Grand Terrace.*

**Implementing Actions:**

1. The City will periodically review the flood hazard maps for this area to make sure the information on those maps is current.
2. Those areas subject to flood hazard will be placed in a flood hazard overlay zone.
3. Areas in the City subject to flood hazard will be studied for compatible open-space uses.

**Objective 5:** *To provide open space needed for public health and safety resulting from*

*wild land fires in the City of Grand Terrace.*

**Implementing Actions:**

1. The City will contact the San Bernardino Forester and Fire Warden to determine which portions of the City are subject to wild land fires.
2. The City will apply a fire overlay district to those areas in the City subject to wild land fires such as Blue Mountain from its summit to the toe of the Mountain.
3. Areas in the City subject to wild-land fires will be studied for compatible open-space uses.

**GOAL IV:** That open space be provided to bring about the enhancement of community identity.

**Objective 6:** *Create a city center with a public plaza open space area.*

**Implementing Actions:**

1. Consideration will be given to the establishment of a public plaza in reviewing the proposed "Town Square" project on Barton Road; this public plaza will be designed to serve the social and cultural needs of the community.
2. Consider the feasibility of extending bike lanes and pedestrian paths to allow people to walk to the public plaza area in the "Town Square" project on Barton Road.

**Objective 7:** *Fortify the City's image for enhancing community identity and economic development opportunities by promoting its open space resources.*

**Implementing Actions:**

1. As an outreach program, the City will utilize various multi-media marketing methods to proactively "market" the City's parks and recreation facilities.
2. The City will continue to honor "Blue Mountain" as a community symbol reflecting its value as a major open space and scenic resource . This may take the form of utilizing the "Blue Mountain" symbol in future landscaped medians along Barton Road, Mt. Vernon Avenue and Commerce Way and at various entry points and gateways to the City.
3. Complete the City's pedestrian/bicycle projects with the staging areas and green corridors.

4. The City will utilize its beautification programs so that all who wish to be able to ride, walk, or bicycle via landscaped corridors to the center of town may do so.
5. Along with the development of the Susan Petta park site, the City shall also consider establishing a heritage park/youth center to both service the recreational needs of the community's youth and to provide a tourist attraction to Grand Terrace thereby enhancing the community's identity.

**Objective 8:** *Protect and Promote the beauty of Blue Mountain and all its Living Systems.*

**Implementing Actions:**

1. The City will consider developing a specific plan for the western face of Blue Mountain. The specific plan will contain policies to preserve and maintain the open space resources of the "Mountain" including its scenic and biologic properties. The specific plan will designate the higher, steeper and more rugged portions of the "Mountain" to be in an open space category in order to concentrate or cluster any such development away from the steeper areas to the more gentle, lower slopes. The specific plan may establish an elevation above which development would not be allowed. Such regulations will be designed to protect the scenic and natural resources. Other considerations which will be dwelt with in the specific plan will be slope stability, fire hazards, availability of utilities and access.
2. The City will consider the development of the Grand Terrace Wilderness Passive Park to encourage the City's residents to relate to Blue Mountain.
3. The City will evaluate the feasibility of developing a trail system emanating from the proposed Grand Terrace Wilderness Passive Park to provide trails on Blue Mountain with possible connections to regional trail systems in the area. This feasibility study will also consider the acquisition of trail easements from the property owners of the "Mountain."
4. A fire overlay district will be applied to Blue Mountain to protect both the future development that may be constructed on the lower, more gentle slopes at the foot of the Mountain and also its natural beauty.

**Objective 9:** *Implement an urban and community forestry program for tree planting and management as defined by the U.S. Department of Agriculture, Forest Service, Southern Region.*

**Implementing Actions:**

1. The City will continue its beautification programs to landscape various public areas to enhance the beauty of the community.



2. Develop and pursue funds for implementation of a tree planting and management program per U.S. Department of Agriculture guidelines which includes but is not limited to tree inventories, participation of schools and other community groups, sources of grant funding, etc.
3. While the program is being developed, adopt a tree ordinance to regulate the planting, maintenance and removal of trees on rights-of-way and City facilities.
4. That for every tree removed from City parkways, a new tree be planted of a mature size or two trees of a small size.
5. The City shall study the feasibility of adopting a city-wide tree preservation ordinance.
6. The City shall initiate the project and pursue funding for a median on Barton Road to include appropriate large scale/tall trees.
7. That renderings of an ideal Barton Road/Mt. Vernon corridors street scape will be developed, as funds allow, to provide examples of the city vision of the street scape to prospective developers.
8. Work with the California Department of Transportation to develop programs, perhaps run by volunteers, to beautify the unplanted slopes along the I-215 Freeway where the Freeway crosses the City of Grand Terrace.

## VI. FISCAL CONSIDERATIONS:

State Law requires that the Open Space Element contain an active set of programs identifying the specific techniques by which the local jurisdiction intends to use in implementing its open space plan. These are the so-called "action programs." The Open Space Element for the City of Grand Terrace contains 48 such implementing actions. All of these either call for some additional task to be completed by staff, or where there may be a more significant task, a feasibility study to be completed first. The fiscal impacts resulting from these action programs will be minimal.

The acquisition and/or maintenance of open space facilities, such as parks and trails, is of course another matter. Because of this, the Governor's Office of Planning and Research has prepared a paper discussing various methodologies and techniques to acquiring open space (Please see Appendix "C"- "Putting Action into the Open Space Element"). These methodologies and techniques cover various means to finance open space acquisition such as development impact fees (the Quimby Act), Mello Roos Community Facilities Act, infrastructure financing district (IFD), or lease purchasing. Other techniques discussed in the OPR paper include using conservation organizations and open space easements. Obviously, not all of these programs are or would be applicable to the City of Grand

Terrace; but staff will review and explore these various acquisition programs to see if any could be applied, if or when a need arises. The staff will vigorously explore various grant programs to see what the City may be qualified for in implementing the goals, objectives and implementation actions of the Open Space Element.

In addition, the Executive Summary which was done for the General Plan Task Force's recommendations to the City calls for a fiscal evaluation and development of benchmarks for the Strategic Implementation Element. This evaluation will address the implementation of all of the action programs of the General Plan including the Open Space Element.

## VII. CONCLUSION:

Open Space is necessary to contribute to the overall form, sense of identity and general well being of a community. The work of the General Plan Task Force in its recommendations recognized this role that open space plays in the well being of a community. The Open Space Element with its goals, objectives and implementing actions will enable the City of Grand Terrace to become the attractive and unique family-oriented community it deserves to be.

## VIII. IMPLEMENTATION STRATEGY

A very important part of the "planning process" is the implementation phase. A general plan is only as good as the implementation measures employed to make the policies of the plan become real. The plan is successful only to the extent that the various implementing actions are carried out. To this end, a "Summary Action Plan for the Open Space Element" has been prepared; it is shown in Table 6. The intent is to provide an overall strategy in carrying out the goals, objective and implementing actions of the Element. The "Summary Action Plan" and refined "performance criteria" along with benchmarks will be incorporated into a final twelfth element of the revised and updated General Plan, the "Strategic Element."

The "Summary Action Plan for the Open Space Element" has been prepared similar to the summary action plan done for the General Plan Task Force recommendations to the City Council on the overall general plan update. Table 6 summarizes an action plan to implement the Open Space Element. The table shows each recommendation in the Element in a context of: a) implementation time/responsible parties; b) fiscal impact/feasibility; and 3) method of adoption. Please see the next page for Table 6.

The "Strategic Element," itself, is to be developed when the General Plan update is completed. It will insure the continuous implementation of General Plan policies; and it will allow for the generation of a more action-oriented General Plan with measurements, thresholds and/or quality of life indicators to evaluate the progress that is being made. Finally, the "Strategic Element," proposes a "mentor program" where resident, business or youth "mentors" will volunteer to work for an applicable City Department Head to accomplish a General Plan goal by helping the City to carry out the various implementing action programs of the adopted Elements of the General Plan.

The “Strategic Element” will incorporate an on-going evaluation of plan implementation progress with an evaluation and report to the City Council every few years. For the Open Space Element a set of “performance criteria” will be prepared to evaluate this progress. A list of potential performance criteria is shown in Table 7, which follows Table 6, and will include the items listed in the Table. This list will be improved and benchmarks will be developed later. However, these practical guides for action are to be followed starting as soon as possible on an ongoing basis as part of the Open Space Element. There will be no need to wait for the adoption of the Strategic Element.



**TABLE 6**

#	<b>MAJOR RECOMMENDATIONS BY GOALS, OBJECTIVES AND IMPLEMENTING ACTIONS</b>  Footnote: *1	<b>IMPLEMENTATION TIME/RESPONSIBLE PARTY</b> Soon within 5 yrs. within 10 yrs. within 15 yrs. within 20 yrs. Ongoing Footnote* = Department M= Mentor Program*10	<b>FISCAL IMPACTS/FUNDS</b> Small (0 K-50 K) = \$-- Med. (51 K-1 M) = \$ Large (1 M+) = \$+  Footnote: *2	<b>METHOD OF ADOPTION</b> ORDINANCE = O RESOLUTION = R GUIDELINES = G  Footnote: *3, *4
I.	<b>GOAL I: PROVIDE FOR OUTDOOR RECREATION</b>	-	-	-
1.	<b>OBJECTIVE 1: PROVIDE SUFFICIENT OPEN SPACE TO SATISFY CITY'S RECREATIONAL NEEDS</b>	-	-	-
	1. Consider an amendment of the City's zoning code to require open space areas in all residential developments	5 yrs./ *5	\$-	O
	2. Consider the feasibility of establishing a park site within that portion of the City lying westerly of the I-215 Freeway, such as those areas subject to flood hazard lying west of the freeway.	10 yrs./ *5M, *6M	\$-	G
	3. Review and evaluate the possibility of developing existing easements in residential neighborhoods as linear parks.	10 yrs./ *6	\$-	G
	4. Evaluate the possibility of developing the Gage Canal as a linear park connecting to the proposed regional trail along the Gage Canal in Riverside County.	10 yrs./ *6	\$-	G
	5. The City will consider the feasibility of expanding joint use agreements with the Colton School District to provide more open space facilities.	5 yrs./ *6M	\$-	G
	6. Utilize a standard of 4 acres per 1000 to study the financial feasibility of acquiring an additional 14 acres for park land.	10 yrs./ *6, *8	\$-	G
	7. Given the amount of undeveloped park land, consider the feasibility of developing 39 acres for recreational needs.	10 yrs./ *6, *8	\$	G

8. The City will establish guidelines and standards for the establishment of a linkage system among the City's parks and open space areas. Utilize sidewalks to be part of "Pedestrian Sidewalk Master Plan," "Save Route to Schools Plan" and placement of appropriate signage.	5 yrs./ *5, *6, *7	\$--	R
9. The City will work with other public agencies and private entities to coordinate its trail planning and development. These trails to be used for pedestrian, equestrian or biking. Such efforts will include connections with the trail systems of both San Bernardino and Riverside Counties including the Santa Ana River trail and the regional trail along the Gage Canal in Riverside County.	10 yrs. / *5M, *6M	\$--	R
10. Study the feasibility of integrating the City's trail system with the appropriate segments of the Calif. Recreational Trail System.	10 yrs./ *5M, *6M	\$--	G
11. The City will explore various means to fund the construction and maintenance of its trail system.	10 yrs./ *6M	\$--	R
12. Consider the feasibility of developing observation points along the northern boundary.	15 yrs./ *5M	\$--	G
13. Consider the feasibility of developing the Susan Petta park site.	10 yrs/ *5, *6, *8	\$	G
14. Consider the feasibility of purchasing the undeveloped parcel between the Terrace View Elementary School and the Senior Center.	20 yrs/*5, *6, *8	\$	G
15. The City will consider the feasibility of utilizing various methodologies and techniques to provide open space for identified future needs.	10 yrs./ *5, *6	\$--	G
16. The City will explore various ways for park/open space development and maintenance funding.	Soon/ *5M, *6M	\$--	R
17. The City will give high priority to purchasing the five acres of Pico Park leased from Southern California Edison.	Soon/ *5, *6	\$	R
18. Consider the feasibility of biking and picnicking at Grand Terrace Wilderness Park	15 yrs./*5M	\$--	G

II.	<b>GOAL II: NATURAL RESOURCES BE PROTECTED UTILIZING OPEN SPACE</b>	-	-	-
2.	<b>OBJECTIVE 2: PROVIDE OPEN SPACE AREAS OR REGULATIONS TO PRESERVE NATURAL RESOURCES</b>	-	-	-
	1. The City will utilize existing information to identify the location of biological resources in the City.	Soon/ *5	\$--	R
	2. The City will develop appropriate land use regulations to preserve and protect any identified natural resources.	5 yrs./ *5	\$--	O
	3. The City will cooperate in the preparation of the San Bernardino Valley Multi species Habitat Conservation Plan to identify natural resources and to develop mitigation measures.	Soon/ *5M	\$--	R
	4. The City will consider developing a specific plan for the western face of Blue Mountain with policies to preserve and protect open space and biologic resources.	5 yrs./ *5	\$--	O
III	<b>GOAL III: PUBLIC HEALTH AND SAFETY BE PROTECTED THROUGH OPEN SPACE AREAS</b>	-	-	-
3	<b>OBJECTIVE 3: PROVIDE OPEN SPACE NEEDED FOR PUBLIC HEALTH AND SAFETY RESULTING FROM GEOLOGIC/SEISMIC CONDITIONS</b>	-	-	-
	1. The City will periodically review and keep abreast of geologic/seismic conditions.	Ongoing/ *5M	\$--	G
	2. The City will consider placing any area or areas subject to geologic/seismic hazards into appropriate open space category.	10 yrs./ *5	\$--	O
	3. Areas in the City subject to geologic or seismic hazards will be studied for compatible open space uses.	10 yrs./ *5M	\$--	G
4.	<b>OBJECTIVE 4: PROVIDE OPEN SPACE NEEDED FOR PUBLIC HEALTH AND SAFETY RESULTING FROM FLOODING.</b>	-	-	-



	1. The City will periodically review the flood hazard maps to make sure maps are current.	Ongoing/ *5M	\$--	R
	2. Those areas subject to flood hazard will be placed in a flood hazard overlay zone.	10 yrs./ *5	\$--	O
	3. Areas subject to flood hazard will be studied for compatible open space uses.	10 yrs./ *5M	\$--	R
5.	<b>OBJECTIVE 5: PROVIDE OPEN SPACE NEEDED FOR PUBLIC HEALTH AND SAFETY RESULTING WILD LAND FIRES.</b>	-	-	-
	1. The City will contact the Forester and Fire Warden to determine what areas are subject to wild land fires.	Soon/ *5	\$--	R
	2. The City will apply a fire overlay district to those areas subject to wild land fires.	5 yrs./ *5	\$--	O
	3. Areas subject to wild land fires will be studied for compatible open space uses.	10 yrs./ *5M	\$--	R
IV.	<b>GOAL IV: OPEN SPACE BE PROVIDED TO BRING ABOUT THE ENHANCEMENT OF COMMUNITY IDENTITY.</b>	-	-	-
6.	<b>OBJECTIVE 6: CREATE A CITY CENTER WITH A PUBLIC PLAZA</b>	-	-	-
	1. Consideration will be given to the establishment of a public plaza in reviewing the proposed "Town Square" project on Barton Road.	Soon/ *5	\$+	R
	2. Consider extending bike lanes and pedestrian paths to the public plaza area in the "Town Square" project.	5 yrs./ *5, *6, *7	\$-	R
7.	<b>OBJECTIVE 7: FORTIFY THE CITY'S IMAGE BY PROMOTING OPEN SPACE RESOURCES.</b>	-	-	-
	1. As an outreach program, the City will utilize various multi-media marketing methods to proactively "market" the City's parks and recreation facilities.	Ongoing./ *6M, *9M	\$--	R
	2. The City will continue to honor "Blue Mountain" as a community symbol as an open space and scenic resource.	Ongoing/ *5M, *6M	\$--	R

	3. Pursue grants to complete the City's pedestrian/bicycle projects with the staging areas and green corridors.	10 yrs./ *5, *6, *7	\$	R
	4. The City will utilize its beatification programs and/or pursue grants so that all who wish to be able to ride, walk, or bicycle via landscape corridors to center of town may do so.	Ongoing/ *5M, *6M, *7M	\$	R
	5. The City shall consider establishing a heritage park/youth center to both service the recreational needs of youth and provide a tourist attraction. (Via Historic Preservation Grant)	5 yrs./ *5, *6M	\$--	G
8.	<b>OBJECTIVE 8: PROTECT AND PROMOTE THE BEAUTY OF BLUE MOUNTAIN &amp; LIVING SYSTEMS</b>	-	-	-
	1. The City will consider developing a specific plan for the western face of Blue Mountain to preserve and protect the open space resources.	5 yrs./ *5	\$--	O
	2. The City will consider the development of the Grand Terrace Wilderness Passive Park.	15 yrs./ *5, *6	\$--	R
	3. The City will evaluate the feasibility of developing a trail system emanating from the proposed Grand Terrace Wilderness Park. This study will also consider the acquisition of trail easements from the property owners.	10 yrs./ *5M, *6M	\$-	G
	4. A fire overlay district will be applied to Blue Mountain to protect development and the natural beauty of the mountain.	5 yrs./ *5	\$-	O
9.	<b>OBJECTIVE 9: IMPLEMENT AN URBAN FORESTRY PROGRAM FOR TREE PLANTING AND MANAGEMENT</b>	-	-	-
	1. The City will continue its beautification programs to landscape various public areas.	Ongoing/ *5M, *6M, *7M	\$	G
	2. Develop and pursue funds for tree planting and management programs including tree inventories, participation of schools and other community groups, sources of grant funding, etc.	10 yrs./ *6M	\$-	R
	3. While the program is being developed, adopt a tree ordinance to regulate the planting, maintenance and removal of trees on rights-of-way and City facilities.	Soon./ *5, *6	\$--	O

4. For every tree removed from City parkways, a new tree be planted of a mature size or two trees of a smaller size.	5 yrs./ *6	\$	O
5. The City shall study the feasibility of adopting a city-wide tree preservation ordinance.	5 yrs./ *5M	\$--	G
6. The City shall initiate the project and pursue funding for a median on Barton Road to include appropriate large scale/tall trees.	10 yrs./ *5M, *6M, *7M	\$	R
7. Renderings of an ideal Barton Road/Mt. Vernon corridor streetscape will be developed, as funds allow, to provide examples of the city vision for developers.	5 yrs./ *5M	\$--	R
8. Work with CALTRANS to develop programs to beautify the slopes of the I-215 Freeway	5 yrs./ *5M, *6M	\$--	R

#### \* FOOTNOTES:

1. The Implementing Action Programs for the Open Space Element are listed under each of the four goals and nine objectives of the Element. Each Implementing Action Program has been paraphrased because of space limitations. For a complete wording of the Implementing Action Programs, please refer to the Open Space Element under Section V of the text or Appendix "D."
2. Any item with medium or high fiscal impact is proposed to be either automatically adopted by Resolution or to be a Guideline.
3. Items for which research needs to be done to establish feasibility will need to be adopted as guidelines; however, the wording can still be incorporated into the General Plan as a policy to be implemented as a feasibility study.
4. Items adopted as Ordinances become law. Items adopted by Resolution can be altered as conditions change. Items adopted as Guidelines do not reflect a commitment unless incorporated into the General Plans as policies.
5. Community and Economic Development Department
6. Community Services Department
7. Building/Safety and Public Works Department
8. Finance
9. City Clerk
10. "M" represents Mentor Program where a mentor, either a resident or business mentor, will volunteer to work for an applicable City Department Head to accomplish a General Plan goal by helping the City to carry out the various implementing action programs of the adopted Elements of the General Plan. Mentors for the Open Space Element could be teenagers from the local junior high school.



TABLE 7

Performance Criteria:

- Number of trees removed vs. number planted with public and private areas calculated separately.
- Number of acres of park purchased and/or equipped vs. land developed and/or rehabed.
- Number of beautified and landscaped acres per year.
- Number of new, rehabed and or designated sidewalks or pedestrian trail facilities installed in linear feet.
- Number of bicycle lanes added and/or constructed in linear feet.
- City investment in \$ amounts to utilize open space for image enhancement and/or tourist attraction.\*
- City investment in \$ amounts in the creation of public open space/plaza areas to enhance community activity.\*
- Number of acres/s.f. rezoned for straight open space or overlay open space within the City.\*
- Number of facilities in acres/s.f. being "adopted" by non-profit corporations for maintenance purposes.\*
- Number of resolutions/ordinances passed or programs with City participation in order to regulate and preserve open space and biologic resources.\*
- Report on the development of updated geologic, seismic and flood hazard information available to the community.\*
- Number of policies or fire prevention mechanisms approved to protect existing City open space.\*
- Number of activities reported by the Open Space mentors.\*
- Number of new multi-media articles/items to market City's park and recreation facilities as family oriented outreach, i.e. city newsletter, cable, web-page, local newspaper, fliers to the schools, city brochures, oral presentations, etc.\*

\* Note:           The progress on these activities depends on how many financing mechanisms/programs and/or grants were worked on or established during the evaluation period.

## APPENDIX "A"

## Open-Space Element

### Background

The open-space element guides the comprehensive and long-range preservation and conservation of "open-space land" (§65563). Open-space land is defined in the code as any parcel or area of land or water that is essentially unimproved and devoted to open-space use (§65560(b)).

Along with the housing element, the open-space element has the most detailed statutory intent (see §65561 and 65562) and, next to land use, is the broadest in scope. Because of this breadth, open-space issues overlap those of several elements and the open-space element is commonly combined with other elements.

For example, the land use element's issues of agriculture, natural resources, recreation, enjoyment of scenic beauty and (to a certain extent) public grounds are covered by open-space provisions. "Open-space for the preservation of natural resources" and "open-space used for the managed production of resources" encompass the concerns of the conservation element. "Open-space for public health and safety" covers issues similar to those found in the safety element.

### Court Interpretations

#### *Open-Space Plan Requirement:*

The California Court of Appeal held in *Save El Toro Assn. v. Days* (1977) 74 Cal. App.3d 64 that because the City of Morgan Hill had not adopted an open-space plan, the city could not acquire, regulate or restrict open-space land or approve a subdivision map. Mere adoption, however, does not protect a local jurisdiction from the adverse consequences of a law suit challenging an open-space element. An open-space element must also meet the specifications of the Government Code.

#### *Status of the Open-Space Element:*

Open-space elements have equal legal status with all other elements. The California Court of Appeal in *Sierra Club v. Kern County* (1981) 126 Cal. App.3d 698, voided a precedence clause that gave a land use element priority over an open-space element on the grounds that it violated §65300.5 (requiring that elements of a general plan comprise an integrated, internally consistent and compatible statement of policy).

#### *What is Open-Space:*

*No Oil, Inc. v. City of Los Angeles* (1988) 196 Cal. App.3d 223 interprets the meaning of the term

"open-space for the managed production of resources." A citizens' group challenged the city's approval of oil drilling zones in a coastal area designated as open-space by the Brentwood-Pacific Palisades district plan. Absent specific contradictory language in the district plan, the court held that because oil recovery is the managed production of a natural resource it was therefore consistent with the plan's open-space areas. In light of this decision, OPR strongly suggests that local general plans specify the types of land use which are intended to comprise open-space.

### Relevant Issues

The following topics are to be addressed, to the extent that they are locally relevant:

*Open-space for the preservation of natural resources* including, but not limited to:

- Areas required for the preservation of plant and animal life including habitat for fish and wildlife;
- Areas required for ecologic and other scientific study: rivers, streams, bays and estuaries; and, coastal beaches, lake shores, banks of rivers and streams, and watersheds;

*Open-space used for the managed production of resources* including, but not limited to:

- Forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber;
- Areas required for recharge of ground water basins;
- Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and,
- Areas containing major mineral deposits, including those in short supply.

*Open-space for outdoor recreation* including, but not limited to:

- Areas of outstanding scenic, historic and cultural value;
- Areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams;
- Areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.



- Describe the type, location, amount, and ownership of land and timber resources subject to Timberland Production Zoning (map)
- Inventory agricultural resources, including rangeland (LU, CO)
  - Identify the location, amount, and ownership of land in agricultural production (map)
  - Describe the agricultural production in the planning area by crop type
- Inventory soil resources (CO)
  - Location, acreage, and extent of different soil types and farmland soils (including identification of prime farm land) in the planning area by U.S. Natural Resources Conservation Service's Land Capability Classification system or storie index ratings (see "Useful Definitions And Information" in the section of this chapter dealing with the conservation element) (map)
  - Identify areas subject to soil erosion
- Inventory ground water recharge areas (map) (CO)
- Inventory water bodies that are important for the management of commercial fisheries (map) (CO)
- Inventory mineral resources (LU, CO)
  - Identify the type, location, extent, and quality of mineral resources, including oil and gas (map)
  - Describe the location and extent of geothermal resources (map)
  - Describe the location of mineral resource areas, classified and designated by the State Mining and Geology Board under the Surface Mining and Reclamation Act (map)

#### *Open-Space for Outdoor Recreation*

- Inventory areas of outstanding scenic beauty (map) (LU)
- Inventory historic and cultural resources, including archaeological sites and historically and architecturally significant structures, sites, and districts (map) (Note: because of the possibility that archaeological sites may be vandalized, the exact locations of the sites must not be publicized.)
- Assess the demand for public and private parks and recreational facilities and inventory areas particularly suited to parks and recreational purposes (LU)
  - Describe the type, location, and size of existing public (federal, state, regional, and local) and private parks and recreational facilities (map)
  - Review federal, state, regional, and local plans and proposals for the acquisition and improvement of public parks (map)
  - Assess present and future demands for parks and

recreational facilities

- Inventory points of public access to lake shores, beaches, rivers and streams (map) (LU)
- Inventory scenic highway corridors
  - Identify state highways included in the Master Plan of State Highways Eligible for Official State Designation as Scenic Highways, local highways of scenic significance, and National Scenic Byways and All-American Roads as designated by the U.S. Forest Service. (map)
  - Assess identified scenic highway corridors and their appropriate boundaries, scenic features, and relationship to surroundings, the incompatible, existing development within the corridor, the proposed realignments or improvements, and the potential for future public and private development within the corridor
- Inventory recreational trails and areas and an assessment of the demand for them (map) (LU)
- Inventory trails proposed by and developed under the California Recreational Trails Plan of 1978 (California Department of Parks and Recreation -- see Public Resources Code §5076 and 5070 et seq.)

#### *Open-Space for Public Health and Safety*

- Review the general geology and seismic history of the region and the planning area (S)
- Assess the potential for surface rupture (S)
  - Geological evaluation of the potential for displacement along active and potentially active faults in the planning area (map)
  - Location of Earthquake Fault Zones designated by the State Geologist under the Alquist-Priolo Earthquake Fault Zoning Act (see Chapter 5) (map)
- Assess the potential for ground shaking (S)
  - Identify active and potentially active faults in the region (map)
  - Review historical data on seismic ground shaking within the planning area
  - Geological evaluation of the potential for ground shaking based on a maximum credible earthquake (map)
- Assess the potential for ground failure (S)
  - Geological evaluation of the potential for seismically induced landslides, mudslides, liquefaction, and soil compaction (map)
- Assess slope stability (CO, S)
  - Review historical data on landslides and mudslides
  - Geological evaluation of the potential for landslides and mudslides (map)
- Assess the potential for cliff erosion (S)

- The type, location, and intensity of development in areas of seismic hazards (LU, S)
- The type, location, and intensity of land uses in areas with unstable soils (LU, CO, S)
- Policies for non-structural floodplain management approaches (LU, CO)
- The type, location and intensity of land uses within flood-prone areas (LU, CO, S)
- The type, location and intensity of development in areas subject to inundation from dam failures (LU, S)
- The type, location, and intensity of land uses in fire-hazard areas (S)

#### **Ideas for Open-Space Action Programs**

Every local open-space element is required to contain a specific action program (§65564). What follows are some ideas for action programs to preserve open-space. While the first item on the list (i.e., open-space zoning) is a state requirement for counties and general law cities, the other ideas are suggestions only and are meant to stimulate thinking about action programs. More detailed suggestions can be found in OPR's publication *Putting Action into the Open-Space Element*.

- Open-space zoning pursuant to §65910 (e.g., exclusive agriculture zones, large-lot zones, overlay zones for hazards areas, etc.)
- Public acquisition of open-space (see Chapter 5)
- Private acquisition of open-space (e.g., non-profit land trusts or conservancies)
- Preferential assessments (see Chapter 5)
- Application of the Quimby Act to subdivision approvals (see §66477)
- Provisions for open-space in specific plans (see Chapter 5)
- Provisions for open-space in development agreements (see Chapter 5)
- Transfer of development rights

- Open-space in planned unit developments
- Action Programs for open-space within urbanized areas:
  1. Connect existing open-spaces to the population with the greatest necessity for these open-spaces. These can be facilitated by:
    - a. Extending the hours of existing recreational facilities by lighting them at night
    - b. Creating a "vacant lot" task force to examine ways to allow publicly owned vacant parcels to convert to interim, passive use parks and community gardens
    - c. Expanding parks and schools and assist schools to convert asphalt to turf
    - d. Funding and expanding various types of parks and recreation programs
  2. Impose impact fees on new development where justified:
    - a. Include open-space acquisition in capital improvement programs
    - b. Employ land use controls to impose reasonable and proportional impact fees to acquire open-space

#### **Technical Assistance and Information**

The following state agencies may provide information or assistance for the preparation of the *open-space element*: Air Resources Board, California Coastal Commission, State Coastal Conservancy, Department of Conservation (Division of Land Conservation, Division of Oil, Gas, and Geothermal Resources, and Division of Mines and Geology), Department of Fish and Game, Department of Forestry and Fire Protection, Department of Parks and Recreation, Seismic Safety Commission, Department of Water Resources, and Wildlife Conservation Board.

## APPENDIX "B"



Table 2  
Comparative Population and Housing Data for Grand Terrace  
1970-2020

	1970	1980	1990	1996	2015	2020
Population						
Total Pop.	5,901	8,498	10,946	13,350	14,187	14,421
Group Quarters	-	-	110	101	101	-
Resident Pop.	-	-	10,836	13,249	14,086	
Total Housing Units	1,917	3,282	4,059	4,706	5,044	5,165
Households			3,856	4,652	4,995	5,113
Household Size	3.14	2.76	2.81	2.85	2.82	2.82
Sources	1970 data is from the 1970 Census. 1980 data is from the 1980 Census. 1990 data is from the 1990 Census. 1996 data is from the State Department of Finance 2015 and 2020 projections are from SCAG San Bernardino East Valley Model. 10/96.					

## APPENDIX "C"

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Governor Pete Wilson

# **Putting Action into the Open Space Element:**

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## **Techniques for Preserving Open Space and Farmland**



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Revised November 1997

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# Putting Action *into the* Open Space Element

## TECHNIQUES FOR PRESERVING OPEN SPACE AND FARMLAND

Each county and city in California must adopt an open space element as part of its general plan. The element is a statement of local planning policies focusing on the use of unimproved land or water for: 1) the preservation or managed production of natural resources, 2) outdoor recreation, and 3) the promotion of public health and safety. By law the document must contain an "action program" identifying specific techniques which the county or city intends to use in implementing its open space plan. The purpose of the following paper is to improve the effectiveness of local open space elements by highlighting potential action program components.

Open space zoning and Williamson Act contracts are widely used preservation techniques. These place regulatory limits on the types of uses which may be pursued in agricultural areas in order to prevent the conversion of agricultural lands to non-compatible uses. Every California county and general law city must adopt open space zoning (Government Code section 65910). Most of the agricultural counties have active Williamson Act programs offering land owners property tax incentives to keep land in agriculture. As a result, most California planners have already sampled some of the ample literature regarding agricultural preserves and zoning.

To avoid repetition, this publication focuses primarily on non-regulatory approaches which acquire open space lands or development rights. Some of the techniques discussed below may be used directly by a city or county, while others rely upon a program of cooperation with other local governments or private organizations.

### FINANCING ACQUISITION

One of the best methods for preserving open space and farmland is to buy or lease the land. This avoids questions of inverse condemnation or "taking" since the owner is compensated for the rights to the land. But where does the money for such acquisition come from? The following sections describe a variety of funding sources that are available to local governments.

A recent Constitutional amendment has significantly restricted the ability of local governments to raise revenues through many of the following funding sources. Proposition 218, enacted by California voters in November 1996, "protects taxpayers by limiting the methods by which local governments exact revenue

from taxpayers without their consent." Many of the general taxes, assessments, and user fees previously used to raise revenues are now subject to voter approval under the provisions of Proposition 218. The significance of Proposition 218 in funding open space initiatives will be discussed in the following sections. Not all sources of revenue are affected, but overall, the process will be slower, the overhead costs will be greater, and, with the new ability of the electorate to repeal or reduce taxes, assessments, fees, and charges by initiative, there will be less certainty of a continuous revenue stream.

Remember that acquisition is not limited to fee simple purchases of land. Purchasing development rights, property options, or easements can also be effective means of protecting open space, depending upon the circumstances. For a detailed discussion of many of the available options, refer to *Tools for the Greenbelt* published by The Greenbelt Alliance, a San Francisco-based open space advocacy group.

Development impact fees are a popular method for financing park land (under the Quimby Act) and infrastructure. However, we will not discuss impact fees in detail. While impact fees and dedications of land are useful on a project-by-project basis, in our opinion they are not particularly well suited to be the sole basis for a long-range acquisition program. There are several reasons for this:

1. The amount of fees collected is directly related to the rate of development within the community. They cannot be depended upon during times of slow activity.
2. Fees are short-term in nature. Under California law, unused and uncommitted fees must be refunded if not obligated in five years.
3. Fees must be clearly justified. They must be based

rized the East Bay Regional Park District to issue \$225 million in G.O. bonds. The bonds financed a major expansion of the district's park and open space holdings. The bonds also financed the improvement and enlargement of various city park and recreation facilities within the East Bay district.

State law authorizes local governments to levy special assessments upon property owners in order to purchase and maintain open space. The owners must be the beneficiaries of the open space and the size of individual assessment levies must be strictly proportional to the amount of per-parcel "special benefit" which the property receives. As strictly defined by Proposition 218, "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the district or the public at large. General enhancement of property value does not constitute 'special benefit.'" Assessments must not exceed the project's total cost.

Unlike a special district, a special assessment district is not a political entity. It is simply a designated area in which a local government levies open space charges.

Proposition 218 impacts special assessments more than any other of the financing mechanisms discussed in this report. The Constitutional amendment invalidates previously established procedures and court interpretations applied to the use and levying of special assessments. It restricts the uses to which assessments may be put, limits the property owners who may be charged assessments, increases local agency accountability, and prohibits assessments that lack the support of local property owners.

The formation of a district is premised on receiving approval from a majority of the affected property owners by cast of ballot (this method of voting is called an "assessment ballot proceeding" to distinguish it from an election). Ballots must be weighted proportionally to the financial obligation of the affected property. In contrast to previous law, the governing body does not have the authority to overrule the property owners when a majority cast ballots against district formation. Further, once an assessment is created, it may be repealed or reduced by popular vote.

The following existing assessments, in place as of November 5, 1996, are exempt from the application of Proposition 218:

"(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, and vector control...

"(b) Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed.

"(c) Any assessment the proceeds of which are exclusively used to repay bonded indebtedness of which the failure to pay would violate the Contract Impairment Clause of the Constitution of the United States.

"(d) Any assessment which previously received majority voter approval from the voters voting in an election on the issue of the assessment." (Section 5, Article XIII D, California Constitution)

The Park and Playground Act of 1909 (Government Code section 38000 et seq.) allows cities (but not counties) to impose assessments to finance the acquisition and improvement of public parks, playgrounds, and urban open space land. This act also allows a city to condemn land for these purposes.

The Landscaping and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) enables cities, counties, and special districts to, among other things, acquire land for parks, recreation, and open space. In addition, a local government may use the assessments to pay for improvements and maintenance. Prior to Proposition 218, this Act was widely used on the basis that parks, open space, and recreation facilities benefited properties by increasing their value. Proposition 218 puts an end to this justification by imposing its strict definition of special benefit, thus making the Act much more difficult to use.

In 1990, the East Bay Regional Park District established a new Landscaping and Lighting Act assessment district to finance maintenance of parks in eastern Contra Costa County. In 1993, the parks district established another Landscaping and Lighting district covering both Alameda and Contra Costa Counties to fund maintenance of trails and trail corridors.

The little-used Open Space Maintenance Act (Government Code section 50575 et seq.) is helpful when a city or county has already acquired open space, but doesn't have a way to pay for its maintenance. Under the act, local governments may levy ad valorem special assessments to improve and maintain open space; reduce fire, flood, and erosion hazards; and perform related activities. The formation proceedings of this Act conflict with Proposition 218's provisions. The local government must substitute the requirements of Proposition 218 for any conflicting provisions in the code until proper legislative action is taken to reconcile the Act with Proposition 218.



State Coastal Conservancy for the purchase of environmentally sensitive land for open space in the coastal community of Cambria. The county designated a portion of the town of Cambria as the receiving zone for development credits that are transferred from the environmentally sensitive lands. Property owners in the receiving zone may purchase development credits (in the form of square feet of building area) from the trust in order to increase the square footage of their homes above the normally permitted limit.

An interesting feature of this transfer of development credits program is that it costs the county nothing, since the sale of credits is administered by the trust. Development is distributed over the whole community rather than in just a small number of large projects, because homeowners may purchase just the portion of development credits needed to make additions to their homes rather than having to purchase all the credits assigned to a parcel owned by the trust. Proceeds from the sale of development credits are used to purchase additional lands for open space.

## CONSERVATION AND PRESERVATION ORGANIZATIONS

A regional open space district is another effective mechanism for preserving open space, including agricultural land. It's an independent special district with an elected board of directors that is incorporated through the cooperative efforts of a region's cities, counties, and voters. Its primary functions are to acquire, preserve, and maintain open space.

This narrow focus provides open space districts with an advantage over city and county governments when it comes to saving open areas. Since cities and counties have multiple and competing service objectives, open space funding can sometimes be diverted to other pressing needs. An open space district's revenues, on the other hand, may only be spent for open space purposes. This encourages a steady flow of funding for the long-term implementation of an open space plan.

During the past decade fiscal constraints have hindered the formation of new open space districts. As in the case of other local governments, regional open space districts have been financed primarily by property tax revenues. Property tax increases to fund new districts are restricted by Proposition 13.

In response, state legislation enacted in 1987 al-

lowed counties to increase their sales tax to finance general expenditures, thus expanding district funding opportunities. However, any sales tax dedicated solely to an open space district is considered a special tax and requires a two-thirds voter approval under Proposition 218.

Sonoma County voters created the Agricultural Preservation and Open Space District in 1990 and authorized a quarter-cent sales tax increase to fund the District. The \$10 to 12 million dollars annual revenue that results is used primarily to purchase conservation easements from willing sellers. Since 1992, the District has acquired easements over approximately 23,000 acres.

Also, SB 1685 (Ch. 982, Stats. 1986) authorizes open space districts to levy special assessments for open space purposes. These assessments are subject to Proposition 218's limitations on the use and levying of special assessments.

Regional open space districts are also authorized to levy special taxes, subject to a two-thirds voter approval. In addition, they may receive land grants and gifts and may employ debt financing measures such as general obligation bonds. They may also lease real estate as part of their preservation activities. For instance, to save agricultural land, they may purchase farms or grazing ranges and lease them back to farmers and ranchers. Regional districts, such as the Marin Open Space District, sometimes employ the services of land conservation trusts in acquiring open space.

In 1995, The Midpeninsula Regional Open Space District participated in a joint acquisition with the County of Santa Clara County to purchase 907-acre Jacques Ridge. Jacques Ridge provides a wildlife corridor connecting over 10,000 acres of contiguous park and open space lands. It also establishes a vital link in the Bay Area Ridge Trail. The Midpeninsula Regional Open Space District is responsible for the preservation of over 36,000 acres of open space extending from the city of San Carlos to the town of Los Gatos.

The enabling legislation for regional open space districts is in the California Public Resources Code commencing with section 5500 and in the Government Code commencing with section 56000. It is the same authority as that for regional park districts and regional park and open space districts.

A land conservation trust is another type of organization devoted to protecting open space, agricultural lands, wildlife habitats, and natural resource lands. The approximate 80 trusts in California achieve their objec-



the conservation of agricultural land and open space, or for historic preservation. Unlike open space easements, there is no procedure for non-renewal of conservation easements and there is no expiration date.

In establishing an easement, a landowner and local agency agree upon the permitted land uses within the conservation area. The easement is binding upon successive owners of the land.

The Conservation Easement Act does not require conservation easements to conform to local general plans. Nevertheless, a general plan is useful as the rationale for a local easement program.

Recent state legislation has expanded opportunities for cities and counties to protect viable agricultural lands. The Department of Conservation's Agricultural Land Stewardship Program (ALSP) was enacted in 1995 as SB 275. The Program provides cities, counties, and non-profit land trusts with funding for the purchase of conservation easements from agricultural landowners. The Program complements the Williamson Act by providing permanent protection of agricultural land, targeting protection of most threatened agricultural land, placing ownership of development rights with a third party, usually a local land trust, and providing one-time payments allowing farmers to re-invest in their agricultural operations to improve profitability. Sources of revenue for funding include gifts, dona-

tions, legislative appropriations, general obligation bonds, federal grants or loans, and other sources.

The Agricultural Land Stewardship Program, along with the federal Farmland Protection Program, is currently facilitating funding for 940 acres on four proposed parcels of farmland – two farms in Monterey County, and farms in Fresno County and Solano County. The development rights on the properties will be transferred from landowners to various nonprofit land trusts while allowing the landowners to continue to own and farm the land.

## CONCLUSION

State planning law mandates the inclusion of open space action programs in every local general plan. Many communities, in complying with this requirement, have gone a step further by adopting measures that preserve agricultural lands and protect open space. This publication has high-lighted a range of preservation options that are available to local governments. Counties and cities may use these techniques to expand the effectiveness of their open space elements but are cautioned to take adequate steps in order to meet the provisions of Proposition 218.

APPENDIX "D"

## LIST OF THE GOALS, OBJECTIVES AND IMPLEMENTING ACTIONS OF THE PROPOSED OPEN SPACE ELEMENT

- I. GOAL I:** That the Open-Space Needed for Outdoor Recreation in the City of Grand Terrace be provided and thereby improve the quality of life for the residents of the City.

**Objective 1:** *To provide sufficient open space to satisfy the outdoor recreational needs of the residents of the City of Grand Terrace.*

### **Implementation Actions:**

1. Consider amendment of the City's zoning code to require open space areas in all residential developments.
2. Consider the feasibility of establishing a park site within that portion of the City lying westerly of the I-215 Freeway. Such consideration shall include the possibility of utilizing privately held, underutilized parcels and those areas subject to flood hazard lying west of the freeway.
3. Review and evaluate the possibility of developing existing easements in residential neighborhoods as linear parks. (An example of such an easement is the Edison right-of-way north of Pico Street between Michigan Street and Reed Street.)
4. Evaluate the possibility of developing the Gage Canal as a linear park including a pedestrian/bicycle trail which would connect with the proposed regional trail along the Gage Canal in Riverside County. (This can be used as a linkage with the residential areas in the southern part of the City to the downtown area.
5. The City will consider the feasibility of expanding joint use agreements with the Colton Unified School District to provide more open space facilities.
6. Utilizing a park standard of 4 acres per 1000 population for active recreational needs, study the financial feasibility of acquiring an additional 14 acres for park-land to enable the City to meet the recreational needs of the community. (Includes 5 acres presently leased from Edison at Pico Park)
7. Given the amount of undeveloped park land both acquired and to be acquired, consider the feasibility of developing 39 acres for active recreational needs.
8. The City will establish guidelines and standards for the establishment of a linkage system among the City's parks and open space areas. In residential



areas, the feasibility of utilizing sidewalks shall be made. These sidewalks will be part of the "Pedestrian Sidewalk Master Plan" called for in the Circulation Element and "safe routes" to school plan. In addition, consideration will be given to the placement of appropriate signage along the sidewalk identifying them as part of a designated trail system.

9. The City will work with other public agencies and private entities to coordinate its trail planning and development to tie into regional trail systems connecting neighboring cities and counties. These trails may be used for pedestrian, equestrian or biking. Such efforts will include a connection with the Santa Ana River Trail as shown in the "Plan of Open Space and Trails for the County of San Bernardino" and with the trail system of the County of Riverside including the proposed regional trail along the Gage Canal in Riverside County.
10. Study the feasibility of integrating the City's trail system with the appropriate segments of the California Recreational Trail System as required by the Government Code.
11. The City will explore various means to fund the construction and maintenance of its trail system.
12. Consider the feasibility of developing observation points ("look-outs") along the northern boundary of the City to take advantage of the spectacular views of the San Bernardino Valley and Mountains, e.g. at Mt Vernon and Grand Terrace Road intersection.
13. Consider the feasibility of developing the Susan Petta park site.
14. Consider the feasibility of purchasing the undeveloped parcel between the Terrace View Elementary School and the Senior Center.
15. The City will consider the feasibility of utilizing various methodologies and techniques to provide open space for identified future needs. These programs may include:
  - Open space zoning pursuant to §65910 of the Government Code
  - Public acquisition of open-space
  - Private acquisition of open-space (e.g. non-profit land trusts or conservancies)
  - Application of the Quimby Act to subdivision approvals
  - Provision for open-space in specific plans
  - Provision for open-space in development agreements
  - Transfer of development rights
  - Open-space in planned unit developments
16. The City will explore various ways for park/open space development and

maintenance funding including such programs as:

- “Adopt-A-Park” where private groups and organizations can support, financially, the procurement of recreational equipment and park maintenance.
- Actively seek out various government grant programs such as the “Local Assistance Grants” administered by the California Department of Parks and Recreation; the “Urban Park and Recreation Recovery Program,” administered by the National Park Service; “CDBG” grants and other government sponsored programs such as those offered by the California Department of Health Services.
- Explore the possibility of obtaining grants from private corporations such as Home Depot and “REI” (Recreation Cooperative) and private foundations such as the Hewlett Foundation, California Releaf and the Local Government Commission.
- Actively use various resources on the Internet such as the “Internet NonProfit Center,” “The Foundation Center” and “Urban Parks Institute” to research available private funding to support Open Space objectives.
- Review the feasibility of utilizing various other mechanisms for funding open space development and maintenance including but not limited to:
  - general obligation bonds
  - community services district
  - public enterprise revenue bonds
  - user fee financing
  - tax increment financing
  - borrowing

17. The City will give the highest priority to exploring various funding mechanisms, including grants, to purchase the five acres of Pico Park presently leased from Southern California Edison.

18. Consider the feasibility of providing for some active recreational type uses in the proposed Grand Terrace Wilderness Park including facilities for biking and picnicking.

**II. GOAL II:** That the Natural Resources in the City of Grand Terrace be protected and preserved by utilizing open space designations or related regulations.

**Objective 2:** *To provide open space areas or appropriate regulations to protect and*

*preserve land in the City with natural resources.*

**Implementing Actions:**

1. The City will utilize existing information of biological resources including data on natural vegetation and wildlife habitats for both rare and endangered species from such resources as the California Department of Fish and Games's "Natural Diversity Data Base" to identify the location of biological resources in the City of Grand Terrace.
2. The City will develop appropriate land use regulations to preserve and protect any identified natural resources. These regulations may include the development of such tools as an open space zone which will list what kinds of uses are compatible with the preservation of natural resources; hillside management overlays which will specify the development standards to be applied to protect these resources; and specific plans which will set forth detailed regulations to plan future development in such a manner as to preserve and protect identified natural resources.
3. The City will cooperate with the County of San Bernardino and other participating cities in the preparation of the San Bernardino Valley Multi-species Habitat Conservation Plan in order to identify natural resource area and to develop appropriate mitigation measures to protect these resources.
4. The City will consider developing a specific plan for the western face of Blue Mountain. The specific plan will contain policies to preserve and maintain the open space resources of the "Mountain" including its biologic properties.

**III. GOAL III:** That Public Health and Safety in the City of Grand Terrace be protected, in part, through open space areas.

**Objective 3:** *To provide the open space needed for public health and safety resulting from geologic or seismic conditions in the City of Grand Terrace.*

**Implementing Actions:**

1. The City will periodically review and keep abreast of geologic and seismic reports and information for the City and surrounding area.
2. The City will consider placing any area or areas subject to geologic or seismic hazards into an appropriate open space category if future conditions warrant an open space designation.
3. Areas in the City subject to geologic or seismic hazards will be studied for compatible open space uses.

**Objective 4:** *To provide open space needed for public health and safety resulting from*



*flood hazard conditions in the City of Grand Terrace.*

**Implementing Actions:**

1. The City will periodically review the flood hazard maps for this area to make sure the information on those maps is current.
2. Those areas subject to flood hazard will be placed in a flood hazard overlay zone.
3. Areas in the City subject to flood hazard will be studied for compatible open-space uses.

**Objective 5:** *To provide open space needed for public health and safety resulting from wild land fires in the City of Grand Terrace.*

**Implementing Actions:**

1. The City will contact the San Bernardino Forester and Fire Warden to determine which portions of the City are subject to wild land fires.
2. The City will apply a fire overlay district to those areas in the City subject to wild land fires such as Blue Mountain from its summit to the toe of the Mountain.
3. Areas in the City subject to wild-land fires will be studied for compatible open-space uses.

**IV. GOAL IV:** That open space be provided to bring about the enhancement of community identity.

**Objective 6:** *Create a city center with a public plaza open space area.*

**Implementing Actions:**

1. Consideration will be given to the establishment of a public plaza in reviewing the proposed "Town Square" project on Barton Road; this public plaza will be designed to serve the social and cultural needs of the community.
2. Consider the feasibility of extending bike lanes and pedestrian paths to allow people to walk to the public plaza area in the "Town Square" project on Barton Road.

**Objective 7:** *Fortify the City's image for enhancing community identity and economic development opportunities by promoting its open space resources.*

**Implementing Actions:**

1. As an outreach program, the City will utilize various multi-media marketing methods to proactively “market” the City’s parks and recreation facilities.
2. The City will continue to honor “Blue Mountain” as a community symbol reflecting its value as a major open space and scenic resource . This may take the form of utilizing the “Blue Mountain” symbol in future landscaped medians along Barton Road, Mt. Vernon Avenue and Commerce Way and at various entry points and gateways to the City.
3. Pursue grants to complete the City’s pedestrian/bicycle projects with the staging areas and green corridors.
4. The City will utilize its beautification programs and or pursue grants so that all who wish to be able to ride, walk, or bicycle via landscaped corridors to the center of town may do so.
5. Along with the development of the Susan Petta park site, the City shall also consider establishing a heritage park/youth center to both service the recreational needs of the community’s youth and to provide a tourist attraction to Grand Terrace thereby enhancing the community’s identity (via historic preservation grant).

**Objective 8:** *Protect and Promote the beauty of Blue Mountain and all its Living Systems.*

**Implementing Actions:**

1. The City will consider developing a specific plan for the western face of Blue Mountain. The specific plan will contain policies to preserve and maintain the open space resources of the “Mountain” including its scenic and biologic properties. The specific plan will designate the higher, steeper and more rugged portions of the “Mountain” to be in an open space category in order to concentrate or cluster any such development away from the steeper areas to the more gentle, lower slopes. The specific plan may establish an elevation above which development would not be allowed. Such regulations will be designed to protect the scenic and natural resources. Other considerations which will be dwelt with in the specific plan will be slope stability, fire hazards, availability of utilities and access.
2. The City will consider the development of the Grand Terrace Wilderness Passive Park to encourage the City’s residents to relate to Blue Mountain.
3. The City will evaluate the feasibility of developing a trail system emanating from the proposed Grand Terrace Wilderness Passive Park to provide trails on Blue Mountain with possible connections to regional trail systems in the area. This feasibility study will also consider the acquisition of trail easements from the property owners of the “Mountain.”
4. A fire overlay district will be applied to Blue Mountain to protect both the

future development that may be constructed on the lower, more gentle slopes at the foot of the Mountain and also its natural beauty.

**Objective 9:** *Implement an urban and community forestry program for tree planting and management as defined by the U.S. Department of Agriculture, Forest Service, Southern Region.*

**Implementing Actions:**

1. The City will continue its beautification programs to landscape various public areas to enhance the beauty of the community.
2. Develop and pursue funds for implementation of a tree planting and management program per U.S. Department of Agriculture guidelines which includes but is not limited to tree inventories, participation of schools and other community groups, sources of grant funding, etc.
3. While the program is being developed, adopt a tree ordinance to regulate the planting, maintenance and removal of trees on rights-of-way and City facilities.
4. That for every tree removed from City parkways, a new tree be planted of a mature size or two trees of a small size.
5. The City shall study the feasibility of adopting a city-wide tree preservation ordinance.
6. The City shall initiate the project and pursue funding for a median on Barton Road to include appropriate large scale/tall trees.
7. That renderings of an ideal Barton Road/Mt. Vernon corridors street scape will be developed, as funds allow, to provide examples of the city vision of the street scape to prospective developers.
8. Work with the California Department of Transportation to develop programs, perhaps run by volunteers, to beautify the unplanted slopes along the I-215 Freeway where the Freeway crosses the City of Grand Terrace.



## APPENDIX "E"

## DISCUSSION ON THE EXPANSION OF PICO PARK

In the southwest corner of the City lies Pico Park. It was opened to the public in 1994 and is presently 10 acres in size. Five of those acres are leased from Southern California Edison while the other 5 acres were purchased by the City. The Park complex consists of three lighted ball/soccer fields; two regulation basketball courts; one ADA approved tot-lot; concession stand; storage facility; restrooms; and parking area. The Park is heavily used by various organizations including Little League and has become a real asset to the community.

It has been suggested during the review period that the City may wish to consider a proposal to extend Pico Park to allow additional baseball and soccer fields. This would allow Pico Park to become a "regional park" for the City as a whole by allowing for the expansion and centralization of recreational activities such as baseball and soccer. There is additional vacant land to the immediate west of the Park for this potential expansion. It is owned by Southern California Edison. The total amount of vacant acreage between Van Burren St. and Pico St. and westerly of the Park for this suggested expansion is approximately 32.4 acres; however, as discussed in the Open Space Element only an additional 9 acres of park land is needed to meet the 4 acres/1000 population standard (excluding the 5 acres presently leased from Edison at Pico Park). It should be noted that an additional 9 to 10 acres would not make Pico Park a true "regional park," which is usually much larger in size and is intended to serve an entire region--not just one jurisdiction, but a good-sized neighborhood type park.

The expansion of Pico Park would, most likely, utilize adjacent lands which are shown as I (Industrial) on the City's General Plan and are zoned MR (Restricted Manufacturing) District, the land owned by Southern California Edison. As noted in the Open Space Element, the General Plan Task Force made several recommendations to the City Council in 1997 in the form of a Strategic Action Plan. One of the areas of the Task Force's many recommendations had to do with the City's Industrial area. The Task Force suggested that the City increase and expand the business/industrial park area in order to increase the industrial job base; increase the City's taxable sales; and increase tax increment revenues. The Task Force further found that the City should emphasize development of the industrial area to create trade jobs, thus creating a larger base of people in the area to support local retail businesses. The Task Force noted that the development of the City's industrial area is becoming increasingly necessary for the support of an active downtown and an increase City tax base.

The expansion of Pico Park would require an amendment to the City's General Plan to change the I (Industrial) to a PUB (Public Facilities) category, which is the classification for a park site. This would, of course, remove land from the I (Industrial) classification and would not further the recommendations of the General Plan Task Force as stated in the Strategic Action Plan. In evaluating such an amendment to the General Plan, the City would have to weigh the recreational needs of the community for additional park land versus its economic needs as reflected by the General Plan Task Force in its goals for industrial development in the City.

Lastly, there are other areas in the City where additional acreage for the City's recreational needs could be found without reducing the City's industrial base, i.e. the base of Blue Mountain.

## APPENDIX "F"



## **DISCUSSION ON HERITAGE/YOUTH PARK AND CENTER AT THE SUSAN PETTA PARK SITE**

In the northern part of our City lies the Susan Petta undeveloped park site. It consists of about 5 undeveloped acres with 1.40 acres lying northerly of Grand Terrace Road and 3.60 acres lying southerly of Grand Terrace Road, just west of Mt. Vernon (see the attached sketch map). The developed portion of the park was dedicated by the City in 1996. The northern parcel lies immediately adjacent to Southern California Edison Transmission lines. The Grand Terrace Senior Center lies to the immediate east of the southerly vacant portion. Farther to the east is the Terrace View Elementary School.

A suggestion has been made that this would be a great site to consider a heritage/youth park and center. The park and center would be developed with three "phases." (again, see the attached sketch map). Phase I would consist of the heritage/youth park. It could be developed with "Historic Preservation Grants" to recreate a historic street of an era in the Inland Empire 100 or more years ago by utilizing four to five historic type houses. The City would purchase, move and rehab the houses with the assistance of the preservation grants. The houses would then be donated to various civic groups and clubs such as the Lions Club, Women's Club and Boy Scouts to operate and maintain provided that each house be dedicated to some sort of program to serve the recreational and cultural needs of the City's youth. Because this is something that hasn't been tried before, it would start out, at least, to be a pilot program to see how things developed. But this would be a great way of both adding to the cultural resources of the community while providing needed recreational facilities for the City's youth.

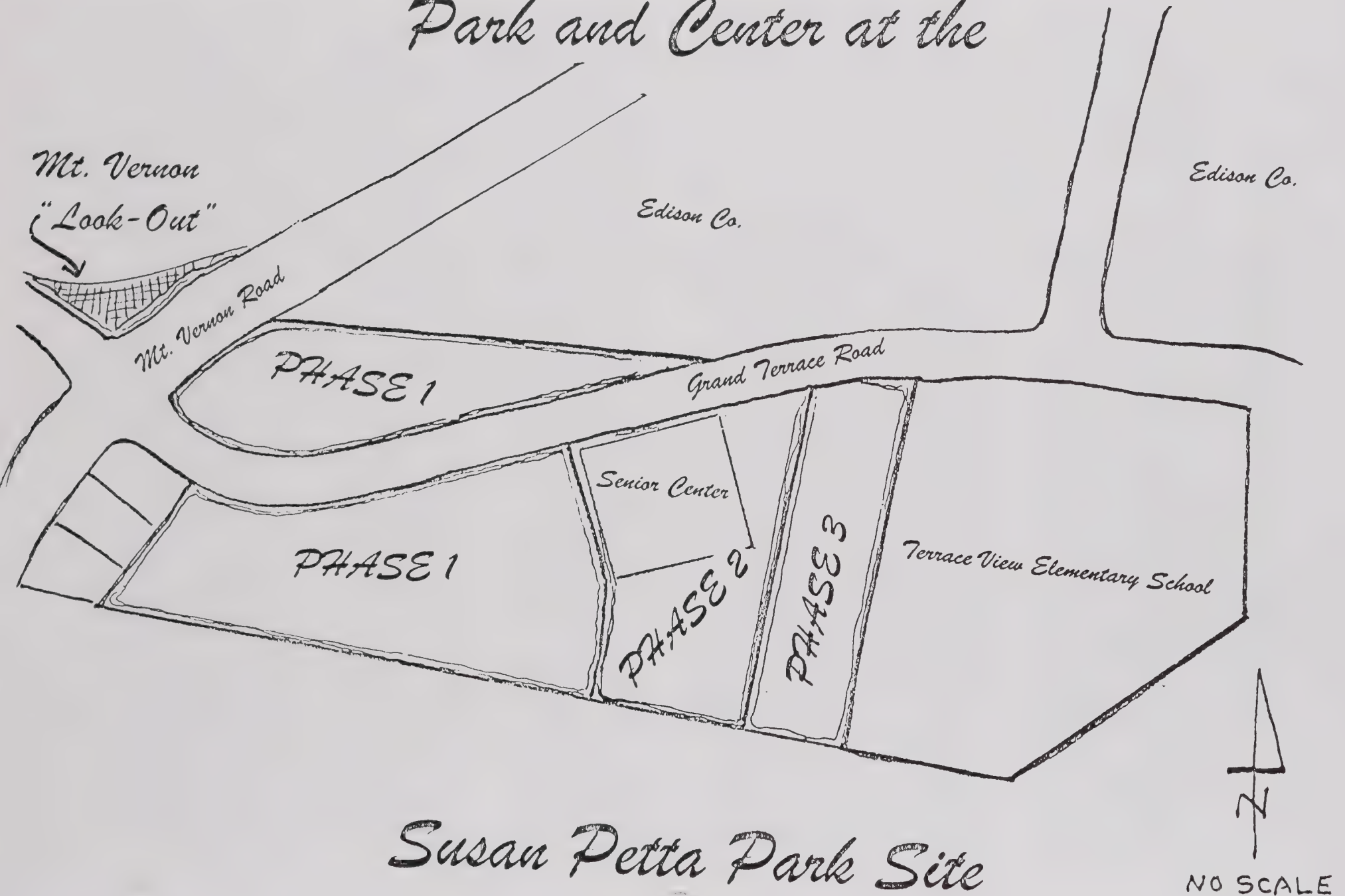
Phase II would entail relocating the City's senior center to the town square or to a restored community center location on Barton Road. Either option would allow for the senior center to be more centrally located to better serve the seniors, could involve a larger facility and would support the commercial and cultural corridor along Barton Road envisioned by the General Plan Strategic Action Plan. The existing building at Susan Petta Park would then be sold or dedicated to join with the youth center developed earlier under Phase I.

Phase III at the Susan Petta Park site would consist of acquiring the 1.27 acre parcel between the existing senior center building and the Terrace View Elementary school (please refer to the sketch map again). This acquisition could be made with the assistance of the School District for joint school/youth activities. This parcel would be developed for active recreational type uses such as a swimming pool, tennis courts, basketball courts, etc. The development of Phase III would greatly expand the recreational facilities for the City's youth.

Finally, another idea that has been made is that the City might want to explore with the County of San Bernardino some sort of a joint-use facility. The County Museum or Board of Education could develop this site as a county-wide historical park in partnership with the City. This would have the advantage of sharing the responsibility of developing the site with another jurisdiction and would also provide an "anchor" to the heritage park which would attract other groups interested in historic preservation. The City would help to build this heritage park but would also work to assure that recreational facilities be incorporated into the project to serve the community's youth.

## APPENDIX "G"

# Proposal for the Heritage/Youth Park and Center at the





**COLTON JOINT UNIFIED SCHOOL DISTRICT**  
**APPLICATION AND PERMIT FOR USE OF SCHOOL FACILITIES**  
**(ALL THREE COPIES MUST BE SUBMITTED)**

Today's Date 3/4/99 Organization CITY OF GRAND TERRACE School TERRACE HILLS MIDDLE SCHOOL  
Date(s) of use JUNE 14, 1999 - AUGUST 24, 1999 Time: MON. - SAT. 1:30 TO 8:30 PM Purpose of use AQUATICS PROGRAM  
FACILITY (Please circle) Auditorium / Multi-Purpose Room / Classroom / Resource Room / Kitchen / Restrooms  
Football Stadium / Basketball Courts / Ken Hubbs Gym / Macintosh Gym / BHS Gym  
Fields (please specify) \_\_\_\_\_ Other POOL

Will school equipment be needed? If so, please list and contact Principal or Director of Activities prior to event. \_\_\_\_\_  
Estimated Attendance \_\_\_\_\_ Admission Fee \$ \_\_\_\_\_ Collection? Yes \_\_\_\_\_ No \_\_\_\_\_ Will event be non-exclusive and open to the public? \_\_\_\_\_

Is the organization making application a religious creed, church, or sectarian denomination? Yes \_\_\_\_\_ No x Is it in any way connected with or giving support or aid to a religious group, church, creed, or sectarian denomination? Yes \_\_\_\_\_ No x

The undersigned applicant hereby agrees to be personally responsible, on behalf of the above-named organization: (1) for any damage sustained by the school building or appurtenances thereof, accruing through the occupancy of said organization; (2) to conform to all the rules and regulations of the Colton Joint Unified School District Board of Education governing the use of facilities; and (3) to pay promptly all invoices for services, including food services, if any, furnished by the District.

**HOLD HARMLESS AGREEMENT:** The applicant for the use of Colton Joint Unified School District facilities agrees to and does hereby indemnify and hold harmless the District, its officers, agents, and employees from every claim or demand made and every liability, loss, damage, or expense of any nature whatsoever, which may be incurred by reason of use of such facilities.

**NO LOTTERY SHALL BE CONDUCTED ON ANY SCHOOL GROUNDS OR IN ANY WAY CONNECTED WITH THIS PERMIT.**

The undersigned states that, to the best of his knowledge, the school property for use of which application is hereby made will not be used for the commission of any act intended to further any program or movement the purpose of which is to accomplish the overthrow of the Government of the United States by force, violence, or other unlawful means.

That CITY OF GRAND TERRACE, the organization on whose behalf is making application for use of school property, does not, to the best of your knowledge, advocate the overthrow of the Government of the United States or of the State of California by force, violence, or other unlawful means, and that, to the best of your knowledge, it is not a communist-action organization or communist-front organization required by law to be registered with the Attorney General of the United States. This statement is made under penalties of perjury.

KAREN GERBER  
Applicant's Name (Please print of type)

Karen Gerber  
Signature

DIRECTOR OF RECREATION  
Title

22795 BARTON RD GRAND TERRACE CA 92313  
Address City

Zip

(909) 824-6621  
Phone number

**DISTRICT OFFICE USE ONLY**

Verified by: \_\_\_\_\_ Date \_\_\_\_\_ Is there a charge? \_\_\_\_\_ \$ \_\_\_\_\_ Insurance Required? \_\_\_\_\_

Approved by \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_ Phone Number \_\_\_\_\_



March 4, 1999

Colton Joint Unified School District  
Greg Gage, Director of Facilities Planning and Construction  
1212 Valencia Drive  
Colton, CA. 92324

Subject: Use of Terrace Hills Middle School for City of Grand Terrace Aquatic Program for the 1999 Summer Season.

Dear Mr. Gage:

Please find enclosed a proposal for the administration of the aquatic program at Terrace Hills Middle School.

The City would like to continue to serve the Grand Terrace Community by way of providing a recreational swim program. As previously demonstrated, both entities have been able to enjoy a very positive working relationship.

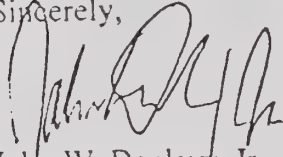
As in the past, all City staff will be certified according to State and Red Cross standards. Every effort will be made to maximize community participation and meet the aquatic needs of the Grand Terrace community, with swim programs that will range from Water Baby courses through Advanced Swimming and Specialized classes.

This year the City is proposing that the hours of operation be adjusted from previous years to enable a larger group of the community to participate. With the surrounding elementary schools on a "year around" schedule and with many households having both parents working the later hours will enable greater access to our aquatic programs. Ideally we would like to operate the pool from 1:30-8:30 p.m., Monday-Saturday, beginning June 14 and ending August 24, 1999.

Unless the District proposes any changes, we will be happy to function within the guidelines of the existing Joint Powers Agreement as amended.

If you have any questions, please feel free to contact myself, or Karen Gerber, Director of Recreation Services at 824-6621. I look forward to working with the District again.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Donlevy, Jr.", written over a horizontal line.

John W. Donlevy, Jr.  
Assistant City Manager

JD:kg





**MEMORANDUM OF  
UNDERSTANDING  
Between  
COLTON JOINT UNIFIED  
SCHOOL DISTRICT  
And  
CITY OF GRAND TERRACE**

For the summer of 1999 it has been determined to be of mutual benefit to the parties to have the City of Grand Terrace Community Services Department operate the Terrace Hills Middle School swimming pool, under the guidelines of the **JOINT USE OF FACILITIES AGREEMENT** signed April 1981. To make the services to the community as beneficial as possible, the parties do hereby agree to the following terms:

The School District will:

1. Provide and maintain the physical facilities.
2. Provide all chemicals needed to maintain appropriate water quality.
3. Operate and maintain all filtering equipment.
4. Maintain title to the property and in an emergency or a conflict of terms, may step in and assume complete control and authority.

The City of Grand Terrace will:

1. Provide qualified and competent staff. Schedule their work hours, establish job Descriptions and pay all personnel according to the City's schedule.
2. Collect and account for all funds.
3. Maintain daily cleanliness of the pool, locker rooms and surrounding areas.
4. Reimburse the School District for replacement of any lost keys/locks etc.

5. Charge fees not to exceed:

Recreational Swim

\$1.00 Youth (17 years & under/Seniors)

\$1.50 Adults

Swim Lessons:

\$30.00\* Group lessons (ten thirty-minute lessons)

Group Swim:

\$50.00 \*/hour (based on 2 lifeguards, 50 people)

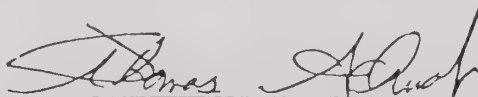
\$25.00 \*/hour additional for every block of 15 people over 50

6. Maintain safe conditions, supervise and control swimmers.  
7. Schedule the hours and periods for various uses.  
8. Pay the School District 25% of any net profit to help offset the cost of chemicals and labor.  
\* Proposed 2-5% rate increase effective July 1, 1999.

IDENTIFICATION:

- A. School District shall indemnify, defend and hold harmless the City of Grand Terrace, and its officers, against employees and volunteers from and against any and all liability and costs arising from the acts or omissions of SCHOOL DISTRICT, its employees, agents, officers or volunteers in the performance of the Agreement.
- B. The City of Grand Terrace shall indemnify, and hold harmless SCHOOL DISTRICT, its officers, agents, and volunteers, from and against any and all liability and costs arising from the acts or omissions of the CITY, its officers, agents, employees or volunteers in the performance of this Agreement.

THIS AGREEMENT IS ENTERED INTO WITH JOINT INTEREST TO PROVIDE A SERVICE TO THE PEOPLE OF THIS AREA. IT MAY BE AMENDED OR TERMINATED THROUGH MUTUAL AGREEMENT AND WILL OPERATE BETWEEN AND INCLUDING JUNE, 1999 AND SEPTEMBER 1999.



Thomas Schwab, City Manager

3-23-99

Date

District Representative

Date

## APPENDIX "H"



## APPENDIX "H"

### DEVELOPMENT AND OPEN SPACE ON THE WESTERN FACE OF BLUE MOUNTAIN

The General Plan Task Force in 1997, after much work, made a series of recommendations to the City Council in the form of a "Strategic Action Plan" to aid and guide the City in the revisions to the City's General Plan. These recommendations were listed in "Recommendation #2 Blue Mountain Area" which is attached here for reference. Basically, the Task Force recommended that Blue Mountain be maintained as open space, that its ecological systems be preserved and that development be prevented on steep areas avoiding heavy grading and the potential for erosion. This recommendation was to make the residents enjoy and relate to Blue Mountain as part of their community and be proud of it.

In regards to potential development, the General Plan Task Force also included a call for the development of a specific plan to determine areas appropriate for residential development versus areas not suitable for development. Reflecting this recommendation, the Open Space Element contains an implementing action (Action No. 1) under Goal IV, Objective 8 indicating that the City will consider developing a specific plan for the western face of Blue Mountain. This specific plan would be an overall or umbrella document with policies and guidelines for future development. It would contain policies to preserve and maintain the open space resources of the western face of Blue Mountain and would designate the higher, steeper, more rugged portions of the "Mountain," including some portions with special soil conditions, to be in open space with development to be allowed to take place on the lower, less severe slopes of the "Mountain." In addition, any individual project specific plan prepared under this overall specific plan would have to be consistent with all of the City's codes and requirements including hillside development standards and the California Environmental Quality Act.

In order to reassure the property owners of the parcels on the western face of Blue Mountain, staff has reviewed these recommendations of the General Plan Task Force and has reviewed the physical features of Blue Mountain including topography, scenic resources and relationships to the developed portions of the City. To this end, when the specific plan called for by the General Plan Task Force and the Open Space Element is prepared, it will consider including as development policies the following:

1. For that portion of the western face of Blue Mountain lying northerly of the easterly prolongation of De Berry Street, development will be limited to an elevation no higher than 1,450 feet excepting where an area has been disturbed by mining or quarrying activity where development may be permitted as long as it is at or below an elevation of 1,650 feet which is the approximate elevation of the existing communication facility on this portion of Blue Mountain. (Currently, fire flows and existing domestic water pressure limits are 1,450 feet or below.) In those quarried or mined areas between the 1,450 foot elevation and the 1,650 foot elevation, any landform modifications or grading shall be kept to an absolute minimum.

2. For that portion of the western face of Blue Mountain lying southerly of the easterly prolongation of De Berry Street, development will be limited to an elevation defined by the location of the existing R1-20/RH zoning boundary or 1,300 feet whichever is higher. This will protect the more severe slopes of Blue Mountain.

The first policy for the northerly portion of Blue Mountain will allow for development on the lower, less severe, portions of that area. The limitation of 1,450 feet will mean that, in general, no development will be allowed which would be higher than the highest, existing residential structure (23235 Palm Ave. ) on the western side of the existing Honey Hill development. This will minimize visual impacts to the "Mountain" and will match the existing development in Honey Hill. In addition, some of this area has been disturbed by prior quarrying, much of it is heavily scarred with old quarry sites lying higher than the 1,450 feet. For these quarried areas lying above the 1,450 foot elevation, development would be allowed only with minimal grading or landform modification. No development will be allowed higher than 1,650 feet which is the approximate elevation of the existing communication facility on this portion of Blue Mountain. In addition, all grading will conform to the City's codes and policies. This policy will allow for the development of portions of this northerly area while protecting the scenic and other resources of the "Mountain" cited by the General Plan Task Force. Please refer to the attached diagrams/pictures.

The second policy is based primarily on the location of the existing R1-20/RH zoning boundary. This boundary was drawn following the adoption of the 1988 General Plan. It basically follows the break in slope along this portion of Blue Mountain. To the west of this zoning boundary, the slopes are less severe; to the east much of the "Mountain" is very steep with slopes in excess of 50% which are generally considered unsuitable for development. To allow for some flexibility in determining where the development limit should be, the policy also includes a provision allowing for the limit to be set at 1,300 feet whichever is higher. i.e. the zoning boundary or 1,300 feet. This 1,300 feet is just below the elevation of the existing water tanks/reservoir at the end of Van Buren Street. This will allow for some development on all those parcels lying southerly of the easterly extension of Van Buren Street but will protect the more rugged, much steeper portions of Blue Mountain in keeping with the recommendations of the General Plan Task Force. Current density standards are not proposed to be altered. The Hillside District (H) allows a maximum density of 1 unit per acre with clustering of units to restrict construction to lower slope areas. Therefore the proposed policy will not alter development rights. For example, a 52 acre parcel at the southerly end of the Mountain which is presently zoned R1-20 and RH, could have, under the existing codes as a clustered development on the less severe sloped areas, up to one dwelling unit per 8,000 square feet. The new proposal would not change these provisions and the same density could be allowed. Please refer to the attached diagrams/pictures.

# BLUE MOUNTAIN AREA Recommendation #2

## Policies:

- ◆ Maintain Blue Mountain as open space and allow area to be enjoyed by residents.

## Objectives:

- To improve the quality of life in Grand Terrace.
- To preserve Blue Mountain and its ecological system.
- To prevent development on steep areas, thus avoiding heavy grading and possibility of erosion.
- To create a Fire Overlay Zone to prevent fires on Blue Mountain and protect adjacent housing development at the base of the mountain.
- To create public hiking trails (or improve existing ones) to make residents relate to Blue Mountain as part of their community, help to protect, preserve it and be proud of it.
- To develop the Grand Terrace Wilderness passive Park as a trail head to provide proper bicycle/car parking and directions to children and adults who currently park illegally in order to hike or travel to the top of Blue Mountain.
- *"Be responsible. Make important decisions thinking of future generations. Conserve natural resources [Guiding Principle]"*

## Actions:

Major Recommendation and/or Action	Priority	Implementation Time	Fiscal Impact F1=0 to 20K; F2=21 to 50K; F3=51 to 200K; F4=201K to 1M; F5=more than 1M
Pursue funds to a) implement Adopt-A-Park Program and b) improve the City's Wilderness Park as bicycle/automobile parking and trail head.	a) P b) P	a) Within 2 yrs. b) Within 5 yrs.	F1 F4
Pass a resolution to increase development in lieu park fees to help augment the park maintenance fund.	P	Within 2 yrs.	F1
Contact Blue Mountain property owners to confer and reach an agreement regarding the feasibility of public trails, cost of land and or utilization of trail easements.	P	Within 5 yrs.	F1 to F4
Develop a specific plan to determine areas appropriate for residential development versus strictly open space areas and other functions. Related development standards for protection of view, privacy protection of existing residential development, aesthetics and preservation or ecology will be part of the Specific Plan. Consultants or city staff can develop the Specific	P	Within 5 yr.	F1



Plan depending upon priority level.			
Identify regional endangered species using existing data and specific county data currently in development.		Within 5 yrs.	F1
Develop school programs for organized hikes, boy scout and girl scout hikes for recognition and planting of Blue Mountain "Lupins" (the blue flowers along the trail).		Within 5 yrs.	F1
Develop a Fire Overlay Zone in connection with applicable agencies which will introduce fire retardant vegetation adjacent the backyards of residents of the area. Other items that may be included in the Fire overlay Zone may include prohibiting wood shingles and similar architectural materials. Consultant, City and contracted Fire Agency can develop the Fire Overlay Zone.		Within 5 yrs.	F1
Create a regionally oriented Open Space Element for continuity of other city and county conservation areas.		Within 10 yrs.	F1
Develop the City Wilderness Park property, located directly above Wren, Finch, DeBerry and Cardinal, as a passive park with a trail head and parking for Blue Mountain trails, which could "fork" to Box Mountain trail.		Within 20 yrs.	F4

### Practical Side

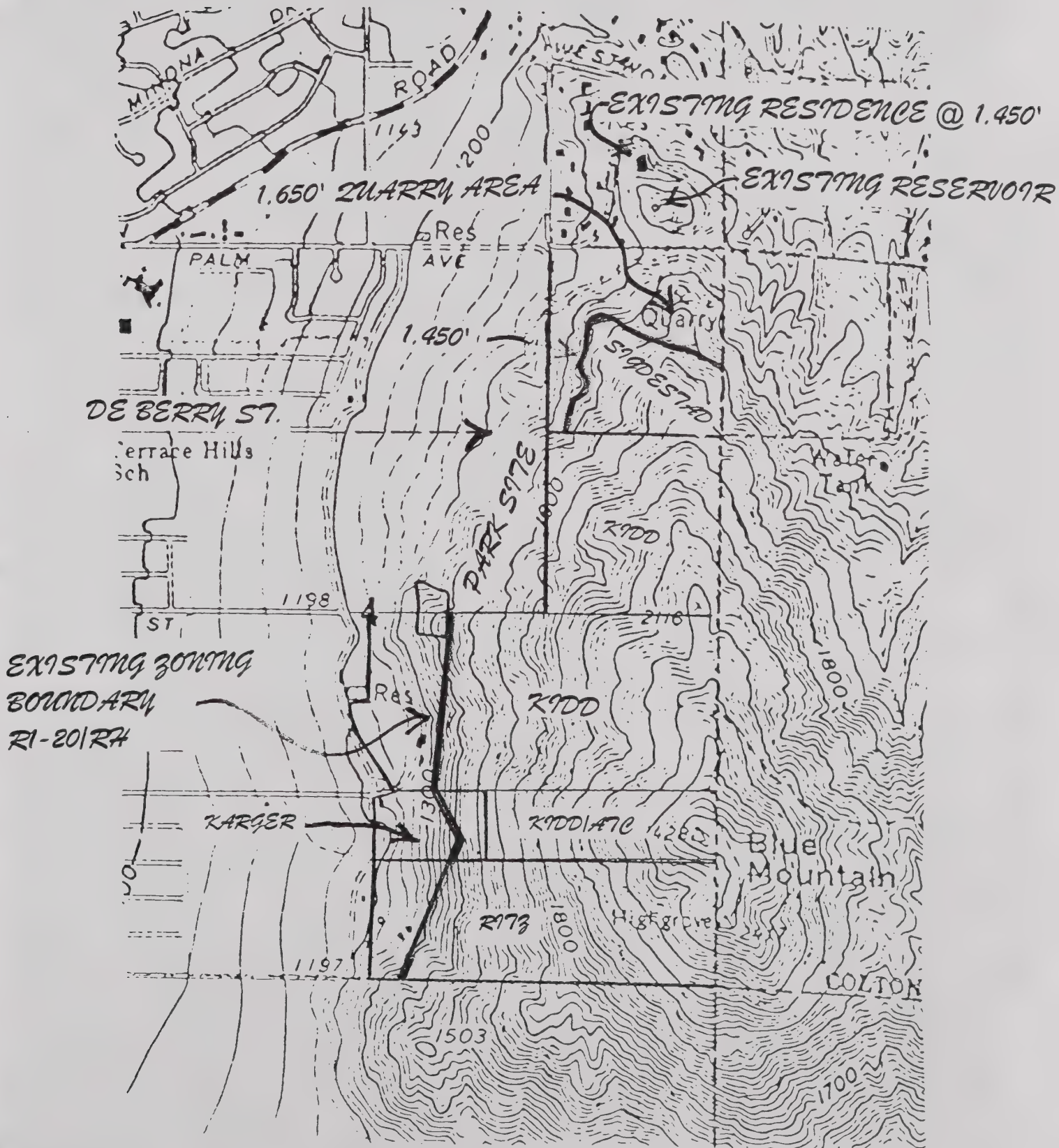
While complete improvement of a park and hiking trail system may involve significant time and capital, the land use and zoning items may be developed as case load permits or with small scale consultant contracts. The existing access road could be improved as a first phase with negotiations with property owners and a trail head installed at the Wilderness Park without a large sum of funds expended. Trails otherwise could be dedicated to the Forest Service or other agency who already has regulations and insurance to cover public trail, i.e., potential injuries to users. School programs may also be self-funded, insured and directed.

An Adopt-A-Park Program and an insurance plan needs to be in place for a first phase of otherwise recommendations will be a burden on the City budget. It is the challenge of the General Plan Mentors to embrace such tasks as this and to help eliminate potential burdens to the City budget. The mentors will work as volunteers to appropriate city departments to help make the recommendations a reality.

If we do not plan, two to three million residents will come to California in the near future, some will come to Grand Terrace and they will plan for us. A forest of telecommunication towers and water reservoirs could destroy Blue Mountain's horizon through time. Roads and large, flat, steep dust cut slopes with concrete flat housing pads will populate the hillside. The environment could be so crowded that privacy may be eliminated and the value of existing easement development would be reduced. No more rock outcroppings, coyotes, not more sage brush or Lupins, but a hill like many others - one that lacks identity.

We do not want this to happen. Blue Mountain is one of the City's best assets and we need to take advantage of this natural resource. Let's preserve Blue Mountain and make residents proud of it!

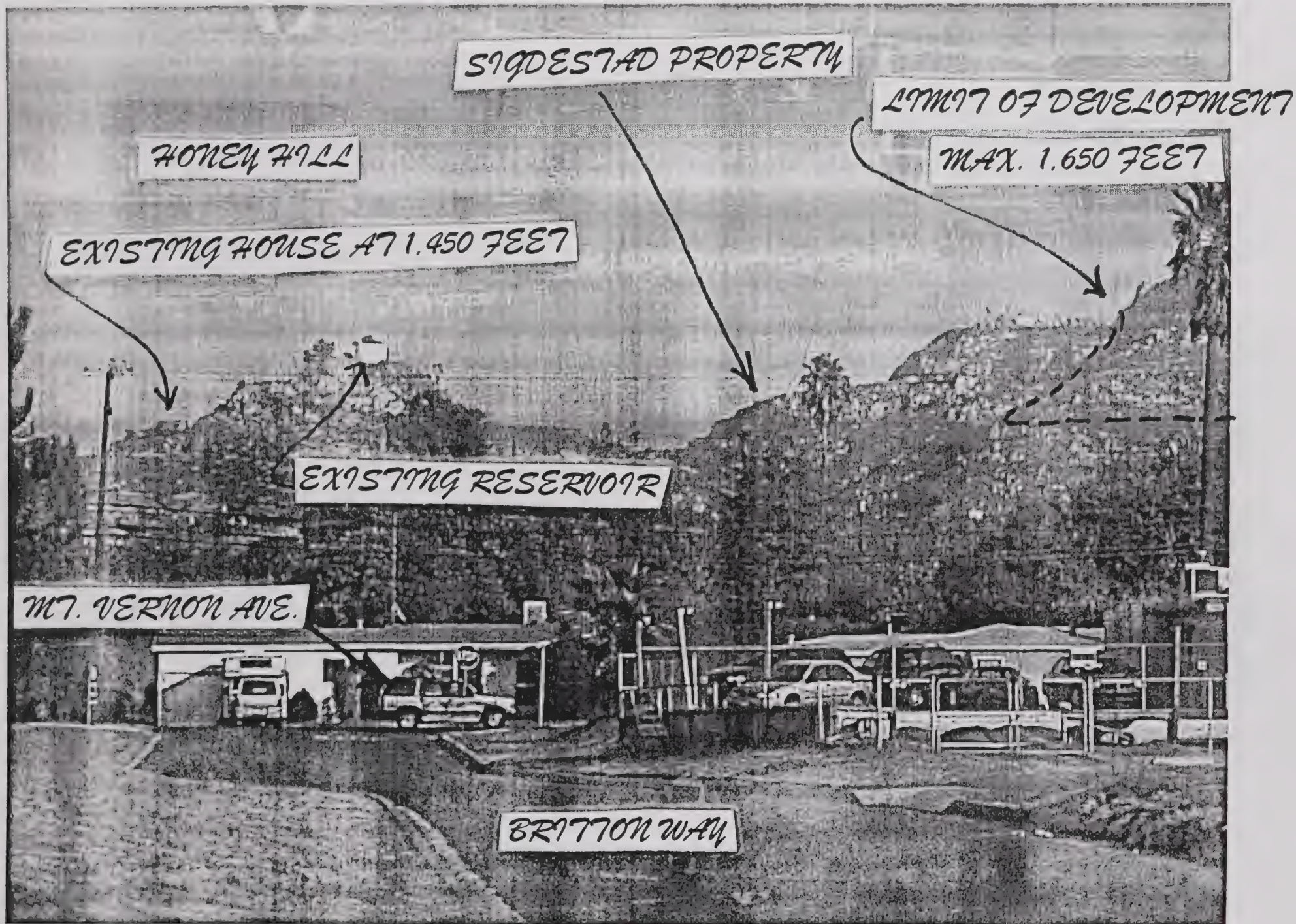
# DIAGRAM SHOWING LIMIT OF DEVELOPMENT



LIMIT OF DEVELOPMENT



# PORTION NORTH OF DE BERRY ST.



LOOKING EAST





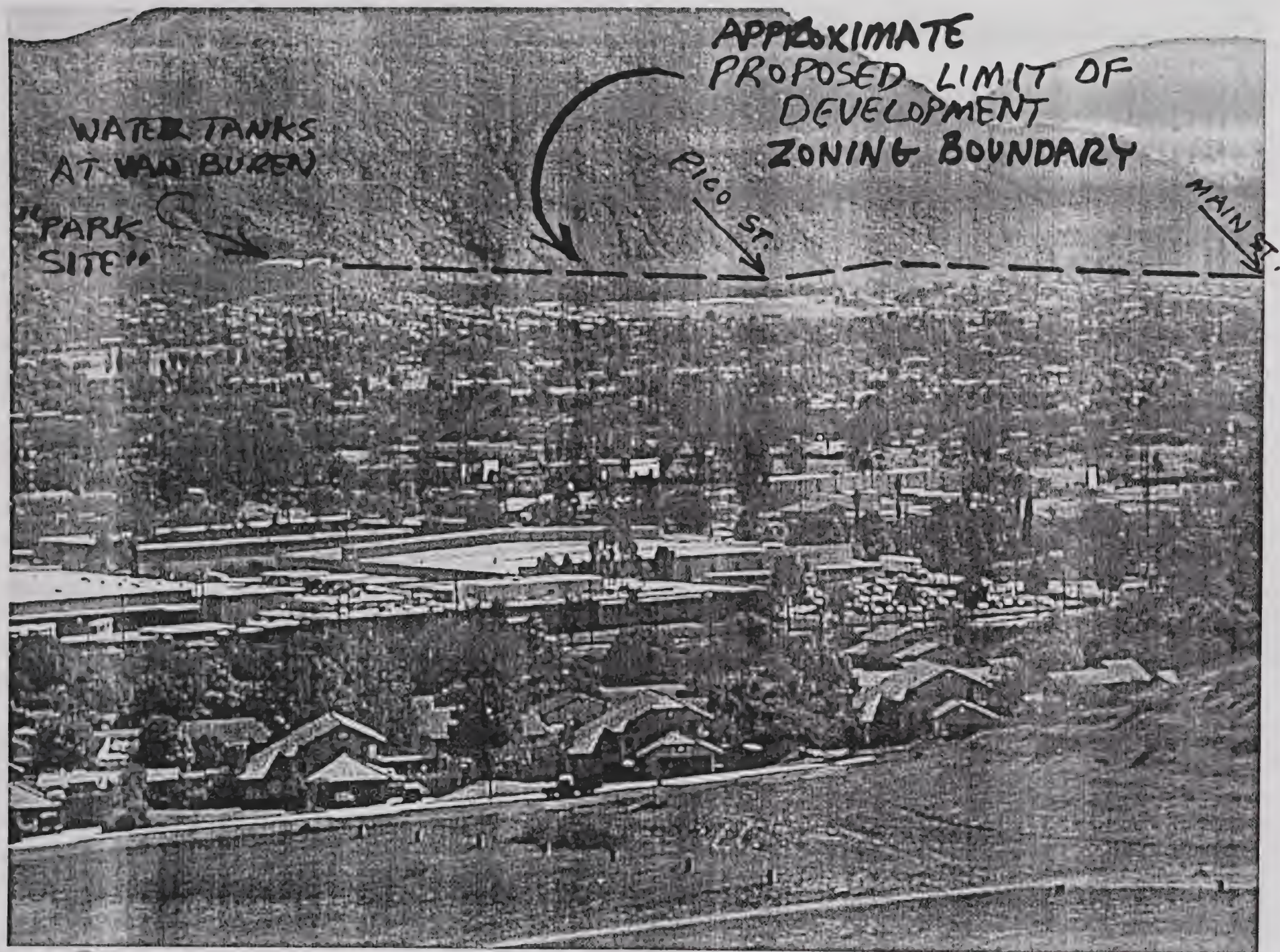
SIGDESTAD PROPERTY

APPROX.  
LIMIT OF  
DEVELOPMENT  
@ 1,450 FEET

MAXIMUM LIMIT  
OF DEVELOPMENT  
@ 1,650 FEET

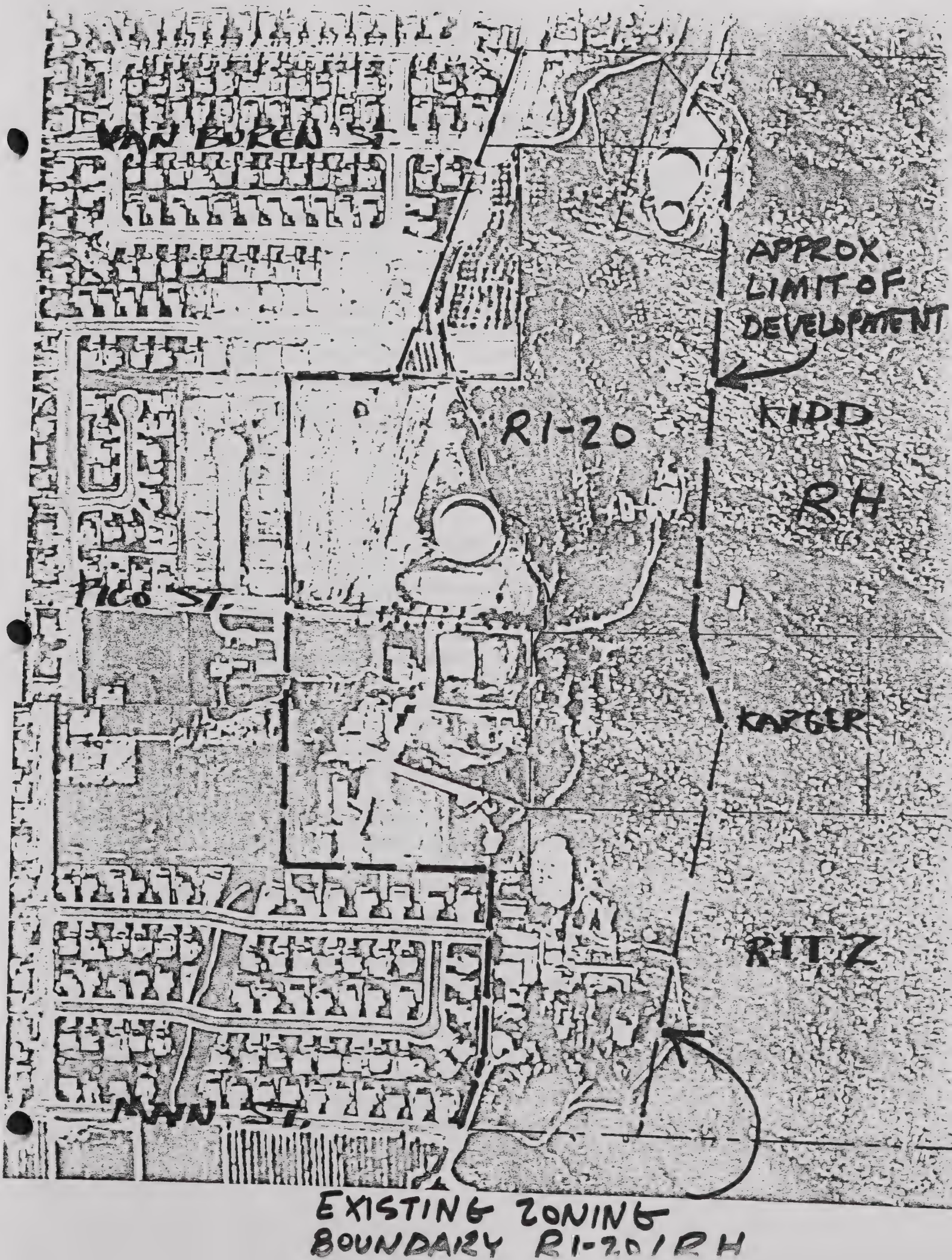


# PORTION SOUTH OF DE BERRY



LOOKING EAST





VAN BUREN ST

APPROX.  
LIMIT OF  
DEVELOPMENT

R1-20

KIDD

RH

HICO ST

KARGER

RITZ

MAIN ST

EXISTING ZONING  
BOUNDARY R1-20 / RH



# ADDENDUM

## ADDENDUM OF CHANGES TO THE PROPOSED OPEN SPACE ELEMENT RESULTING FROM AGENCY REVIEW AND COMMENTS

### I. COMMENTS RECEIVED FROM THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

- A. COMMENT: The proposed Open Space Element should include a discussion and analysis of the relationships between the proposed element and the policies of SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan.

REPLY: Staff suggest that the following paragraphs be added to the end of Section IV, Open Space Issues on page 15:

#### Regional Issues

The Regional Comprehensive Plan and Guide (RCPG) was prepared by the Southern California Council of Government as the comprehensive plan for Southern California. It contains chapters on Strategy, the Economy, Growth Management, Transportation, Air Quality, Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Water Quality, Energy, Hazardous Waste Management, Solid Waste Management and Plan Implementation. The RCPG identifies three goals for the region: 1) improve the standard of living for all; 2) improve the quality of life for all; and 3) enhance equity and access to government.

The Open Space and Conservation Chapter of the RCPG contains three goals which relate to open space in the region and the City of Grand Terrace. They are:

- Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region...
- Provide open space for adequate protection to lives and properties against natural and manmade hazards.
- Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.

Other Chapters in the RCPG contain policies related to: 1) the timing, financing, and location of public facilities, utility systems and transportation systems; 2) the efforts of local jurisdictions to minimize the cost of infrastructure and public service delivery, and the efforts to seek new sources of funding for infrastructure and public services; and 3) air quality and transportation issues.

Response: Section V of the proposed Open Space Element lists the four main goals of the Element. These four main goals parallel and support the goals of the Open Space and Conservation Chapter of the RCPG. Section VII of the proposed Element discusses the "Summary Action Plan for the Open Space Element" including Table 6 which shows each recommendation in the Element in a context of: a) implementation time/responsible parties; b) fiscal impact/feasibility; and 3) method of adoption. Therefore, the proposed Open Space Element is consistent with the policies of the RCPG which call for the timing and financing of public facilities and transportation systems with efforts for minimizing costs and for seeking new sources of funding.

In addition, the Conservation Element of the City's General Plan will deal with some of these issues raised by SCAG in more depth.

Further, the proposed Open Space Element is consistent with the Air Quality policies of the RCPG. The proposed Element calls for various programs to develop pedestrian/bicycle trails, which reduce air pollutants, and to implement an urban and community forestry program for tree planting, which improves local air quality, as part of the community beautification system. In addition, the Air Quality Element of the General Plan covered and is consistent with the regional requirements of the RCPG. Finally, the proposed pedestrian/bicycle trails in the Element will support regional transportation goals of the Transportation Plan of the RCPG to develop alternative transportation modes. The Circulation Element of the General Plan addresses in detail all related multi-mode transport alternatives.

## II. COMMENTS RECEIVED THE REGIONAL PARK AND OPEN-SPACE DISTRICT OF RIVERSIDE COUNTY

- A. COMMENT: Table 6, Goal I and Objective 1, implementing action No. 9 makes no mention of a trail along the Gage Canal or other trails proposed by jurisdictions adjacent to Grand Terrace. The District requests that your Open-Space Element be more specific in its discussion of trails and include information from other jurisdictions.

REPLY: Staff suggest the following language be added to Table 6 under Goal I, Objective 1, Implementing Actions No. 4 and No. 9 (the added language is underlined for clarity):

4. Evaluate the possibility of developing the Gage Canal as a linear park and pedestrian/bicycle trail connecting to the proposed regional trail along the Gage Canal in Riverside County.

9. The City will work with other public agencies and private entities to coordinate its trail planning and development. These trails to be used for pedestrian, equestrian

or biking. Such efforts will include connections with the trail systems of both San Bernardino and Riverside Counties including the Santa Ana River trail and the regional trail along the Gage Canal in Riverside County.

Further, Staff suggest that the following language be added to Implementing Actions No. 4 and No. 9 on page 16 of the Element under Objective 1:

4. Evaluate the possibility of developing the Gage Canal as a linear park including a pedestrian/bicycle trail which would connect with the proposed regional trail along the Gage Canal in Riverside County. (This can be used as a linkage with the residential areas in the southern part of the City to the downtown area.)

9. The City will work with other public agencies and private entities to coordinate its trail planning and development to tie into regional trail systems connecting neighboring cities and counties. These trails may be use for pedestrian, equestrian or biking. Such efforts will include a connection with the Santa Ana River Trail as shown in the "Plan of Open Space and Trails for the County of San Bernardino: and with the trail system of the County of Riverside including the proposed regional trail along the Gage Canal in Riverside County.

### III. COMMENTS RECEIVED FROM THE TRANSPORTATION/FLOOD CONTROL DEPARTMENT-SURVEYOR OF SAN BERNARDINO COUNTY

- A. COMMENT: The City of Grand Terrace does not participate in the FEMA program for flood insurance. Therefore, according to the most recent FEMA Flood Insurance Rate Map, dated March 18, 1996, the entire city lies within Zone X, unshaded.

REPLY: It is true that the City does not participate in the FEMA program because most of the City is in Zone X, a non hazardous area; however, this is an issue that will be reviewed and discussed in the updated Safety Element, yet to be prepared. The above statement that the "entire city lies within Zone X, unshaded" is not accurate. The Rate Map, dated March 18, 1996, which the City has a copy of, shows that a small portion of the City lying generally between the Santa Ana River and Vivienda Avenue and easterly of La Cadena Drive is located in a flood hazardous area. This fact is reflected in the programs in the Open Space Element calling for open space to be considered for flood hazardous areas.

### IV. COMMENTS RECEIVED FROM THE DIVISION OF MINES AND GEOLOGY, DEPARTMENT OF CONSERVATION, STATE OF CALIFORNIA

- A. COMMENT: Your general approach to link open-space planing with known geologic hazards is commendable. To assist the City in its planning efforts, the Division of Mines and Geology has referred City staff to various maps, reports and other sources regarding geologic hazards.



**COMMENTS ON THE DRAFT MITIGATED NEGATIVE DECLARATION FOR THE OPEN  
SPACE ELEMENT OF THE GENERAL PLAN FOR THE CITY OF GRAND TERRACE. -  
SCAG No. I19990380**

**PROJECT DESCRIPTION**

The Open Space Element of the General Plan will serve as a tool to assist the City in planning open space needs for anticipated growth and development into the year 2020. The plan recommends expansion of parks and other open space for the protection of life, habitat, and Blue Mountain throughout the City of Grand Terrace.

**INTRODUCTION TO SCAG REVIEW PROCESS**

The document that provides the primary reference for SCAG's project review activity is the Regional Comprehensive Plan and Guide (RCPG). The RCPG chapters fall into three categories: core, ancillary, and bridge. The Growth Management (adopted June 1994), Regional Transportation (adopted April 1998), Air Quality (adopted October 1995), Hazardous Waste Management (adopted November 1994), and Water Quality (adopted January 1995) chapters constitute the core chapters. These core chapters respond directly to federal and state planning requirements. The core chapters constitute the base on which local governments ensure consistency of their plans with applicable regional plans under CEQA. The Air Quality and Growth Management chapters contain both core and ancillary policies, which are differentiated in the comment portion of this letter. The Regional Transportation Element (RTE) constitutes the region's Transportation Plan (also referred to as Community Link 21). The RTE policies are incorporated into the RCPG.

Ancillary chapters are those on the Economy, Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Energy, and Integrated Solid Waste Management. These chapters address important issues facing the region and may reflect other regional plans. Ancillary chapters, however, do not contain actions or policies required of local government. Hence, they are entirely advisory and establish no new mandates or policies for the region.

Bridge chapters include the Strategy and Implementation chapters, functioning as links between the Core and Ancillary chapters of the RCPG.

Each of the applicable policies related to the proposed project is identified by number and reproduced below in italics followed by SCAG staff comments regarding the consistency of the

Project with those policies.

### General SCAG Staff Comments

In terms of CEQA:

1. Guidelines Section 15125, Environmental Setting, Subsection [c] requires discussion of the regional setting. Further, commentary included in the Discussion following the cited Section states:..."A number of agencies have been required to spend large amounts of public funds to develop regional plans as a way of dealing with large-scale environmental problems involving air and water pollution, solid waste and transportation. Where individual projects would run counter to the efforts identified as desirable or approved by agencies in the regional plans, the Lead Agency should address the inconsistency between the project plans and the regional plans."...
2. In addition, Section 15125 [d] states that: "The EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans. Such regional plans include, but are not limited to, the applicable air quality attainment or maintenance plan or State Implementation Plan, area-wide waste treatment and water quality control plans, regional transportation plans, regional housing allocation plans, habitat conservation plans, natural community conservation plans and regional land use plans for the protection of the Coastal Zone, Lake Tahoe Basin, San Francisco Bay, and Santa Monica Mountains". Discussions in the EIR are lacking on the consistency of the project with applicable regional plans, specifically the *Regional Transportation Plan* and the *Regional Comprehensive Plan and Guide* (which incorporates references to policies in the other regional plans).

We understand that the environmental document for the project is a proposed Negative Declaration, and not an EIR, but are concerned that there is no analysis offered regarding consistency of the plan with core policies, or support of ancillary policies. The final document should briefly address the relationships (consistency with core policies and support of ancillary policies) to SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan.

3. Is the project consistent with the applicable Urban Water Management Plan, pursuant to § 21151.9 of CEQA?
4. The Initial Study was not included in the package from the City, and therefore, SCAG staff is unable to comment on the environmental document.

REPLY: Staff thanks the Division of Mines and Geology for its compliment. In addition, we will use the information on various geological resources provided by the Division of Mines and Geology in the update of the Safety Element for the General Plan.

V. COMMENTS RECEIVED FROM THE FISH AND WILDLIFE SERVICE

COMMENTS: It is our understanding that additional information regarding natural resources will be forthcoming in the Conservation Element for the General Plan including information on review procedures.

REPLY: Issues related to the natural resources in the City will be addressed in detail in the upcoming Conservation Element as indicated in the letter from the Fish and Wildlife Service.

ATTACHED HERETO LETTERS FROM:

- Southern California Association of Governments
- Riverside County Park and Open-Space District
- Governor's Office of Planning and Research, State Clearinghouse
- Transportation/Flood Control Department - Surveyor, San Bernardino County
- Fish and Wildlife Service, U.S. Department of the Interior
- Department of Conservation, Division of Mines and Geology





It has been so long since the old Planning  
Directors Committee. Hope all is well.  
Regards  
David

Consistency With Regional Comprehensive Plan and Guide Policies

The Growth Management Chapter (GMC) of the Regional Comprehensive Plan and Guide contains a number of policies that are particularly applicable to the Project.

a *Core Growth Management Policies*

3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

SCAG staff comments. As SCAG has designated subregions, the project is situated in the San Bernardino Association of Governments (SanBAG) subregion. The Executive Summary, page vi, includes a brief discussion of the projected 2020 population for the City of Grand Terrace. However, those forecasts used are not consistent with the most recently adopted SCAG forecasts. SCAG's most recently adopted growth forecasts for the project area are reflected in the RTP97 Final Baseline (April 1998). SCAG Population, Household and Employment forecasts for the SanBAG Subregion and the disaggregation to City of Grand Terrace follow:

SCAG SanBAG Subregion Forecasts	2000	2005	2010	2015	2020
Population	1,772,700	2,005,400	2,239,600	2,512,800	2,829,800
Households	565,000	639,200	716,800	805,700	904,900
Employment	617,000	734,800	860,700	983,400	1,103,600

City of Grand Terrace Forecasts	2000	2005	2010	2015	2020
Population	14,400	15,500	16,600	17,700	18,900
Households	4,900	5,300	5,700	6,000	6,500
Employment	3,200	3,500	3,900	4,200	4,600

If these forecasts are used, the proposed park acreage may be inadequate by the year 2020. The 2020 population used in the plan is 14,421, only 21 more residents than SCAG projections for the year 2000. Based on SCAG projections, and the City of Grand Terrace standard of 4 acres per 1,000 residents, about 75 acres would be needed in the year 2020.

- 3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

SCAG staff comments. The document, on pages x through xvi, discusses implementation and timing of the Open Space Element. The Plan appears to be generally consistent with this core policy.

#### GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*

SCAG staff comments. The Executive Summary identifies funding strategies and the need for fiscal analysis in some instances, which is designed to minimize cost to the maximum extent. The Project is supportive of this ancillary RCPG policy.

2. The Air Quality Chapter (AQC) core action that is generally applicable to the Project follows:

- 5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.*

SCAG staff comments. The Executive Summary contains no information regarding air quality and/or transportation issues. Staff is unable to determine consistency with this core policy.



- c. *The Water Quality Chapter (WQC) core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters. The core recommendations and policy options that are particularly applicable to Project include the following:*

*11.02 Encourage "watershed management" programs and strategies, recognizing the primary role of local government in such efforts.*

SCAG staff comments. Water is not discussed, and staff is unable to determine consistency with this policy.

*11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

SCAG staff comments. The document does not address the use or potential use of reclaimed water. Based on the information provided, we are unable to determine whether the Project is consistent with this core RCPG policy.

#### **Conclusions and Recommendations:**

\_1\_ As noted in the staff comments, the proposed Project is consistent with or supports some of the core and ancillary policies in the Regional Comprehensive Plan and Guide and Regional Transportation Plan. Based on the information in the Executive Summary, we are unable to determine whether the Project is consistent many core policies.

(2) As noted in the General Staff Comments, the final environmental document should address the relationships of the plan (consistency with core policies and support of ancillary policies) to SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan, and discuss any inconsistencies between the proposed plan and applicable regional plans.

ENDNOTE  
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

*Roles and Authorities*

SCAG is a **Joint Powers Agency** established under California Government Code Section 6502 et seq. Under federal and state law,

SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan

Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following::

- Designated by the federal government as the Region's **Metropolitan Planning Organization** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. §134(g)-(h), 49 U.S.C. §1607(f)-(g) et seq., 23 C.F.R. §450, and 49 C.F.R. §613. The Association is also the designated **Regional Transportation Planning Agency**, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080.
- Responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the **South Coast Air Quality Management Plan**, pursuant to California Health and Safety Code Section 40460(b)-(c). The Association is also designated under 42 U.S.C. §7504(a) as a **Co-Lead Agency** for air quality planning for the Central Coast and Southeast Desert Air Basin District.
- Responsible under the Federal Clean Air Act for determining **Conformity** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. §7506.
- Responsible, pursuant to California Government Code Section 65089.2, for **reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans** required by Section 65080 of the Government Code. The Association must also evaluate the consistency and compatibility of such programs within the region.
- The authorized regional agency for **Inter-Governmental Review** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).
- Responsible for reviewing, pursuant to Sections 15125(b) and 15206 of the CEQA Guidelines, **Environmental Impact Reports** of projects of regional significance for consistency with regional plans.
- The authorized **Area wide Waste Treatment Management Planning Agency**, pursuant to 33 U.S.C. §1288(a)(2) (Section 208 of the Federal Water Pollution Control Act)
- Responsible for preparation of the **Regional Housing Needs Assessment**, pursuant to California Government Code Section 65584(a).

RIVERSIDE COUNTY  
*Regional Park And Open-Space District*



4600 Crestmore Road • Riverside, CA 92509-6858 • (909) 955-4310

Fax (909) 955-4305

PAUL FRANDSEN

General Manager

August 9, 1999

Patrizia Materassi  
Community and Economic Development Director  
City of Grand Terrace  
Community and Economic Development Department  
22795 Barton Road  
Grand Terrace, CA 92313-5295

RECEIVED  
AUG 11 1999

Dear Ms. Materrassi:

*Open-Space Element of the General Plan*

Thank you for the opportunity to comment on the Open-Space Element the city of Grand Terrace is proposing to add to its General Plan. The Riverside County Regional Park and Open-Space District considers it important to coordinate with neighboring jurisdictions to coordinate our trail planning efforts. We have the following comments on your Open-Space Element:

1. In Table 6, Goal and Objective 1, number 9 indicates the City will work with other public agencies to coordinate its trail planning and development. We were contacted by your City and provided, at your request, a map showing the Riverside County regional trails system immediately south of Grand Terrace. The District has a proposed regional trail along the Gage Canal alignment. The executive summary we were provided made no mention of this or any other trails proposed by jurisdictions adjacent to Grand Terrace. The District requests that your Open-Space Element be more specific in its discussion of trails and include information from other jurisdictions.
2. Table 6, Goal and Objective 1, number 10 mentions studying the feasibility of integrating the City's trail system with the appropriate segments of the California Recreational Trail System. Will a map be provided in your Open-Space Element showing those trail segments that pass through Grand Terrace? This statement also implies the City has or is proposing a trail system. We would appreciate a copy of your existing or proposed trail system.

If you have any questions or if we can provide you with any further information, please call me. Kim Jarrell Johnson, at (909)955-6515.

Sincerely,

Kim Jarrell Johnson  
Assistant Park Planner

KJ/mg

a:grdterr.wpd





Gray Davis  
GOVERNOR

STATE OF CALIFORNIA

# Governor's Office of Planning and Research State Clearinghouse

STREET ADDRESS: 1400 TENTH STREET ROOM 222 SACRAMENTO, CALIFORNIA 95814

MAILING ADDRESS: P.O. BOX 3044 SACRAMENTO, CA 95812-3044

916-445-0613 FAX 916-323-3018 [www.opr.ca.gov/clearinghouse.html](http://www.opr.ca.gov/clearinghouse.html)



Loretta Lynch  
DIRECTOR

September 7, 1999

Patrizia Materassi, Director  
City of Grand Terrace, Community and Economic Development  
22795 Barton Road  
Grand Terrace, CA 92313

RECEIVED  
SEP 10 1999

Subject: Open Space Element  
SCH#: 99081038

Dear Patrizia Materassi, Director:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period closed on September 3, 1999, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the eight-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 99081038  
**Project Title** Open Space Element  
**Lead Agency** Grand Terrace, City of

---

**Type** neg Negative Declaration  
**Description** Update the General Plan of the City of Grand Terrace to add the Open Space Element to the City's General Plan.

---

**Lead Agency Contact**

**Name** Patrizia Materassi, Director  
**Agency** City of Grand Terrace, Community and Economic Development  
**Phone** 909/430-2247 **Fax**  
**email**  
**Address** 22795 Barton Road  
**City** Grand Terrace **State** CA **Zip** 92313

---

**Project Location**

**County** San Bernardino  
**City** Grand Terrace  
**Region**  
**Cross Streets** I-215 and Barton Road  
**Parcel No.** N/A  

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
-----------------	--------------	----------------	-------------

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**Proximity to:**

**Highways** I-215 & I-10  
**Airports**  
**Railways** Union Pacific  
**Waterways**  
**Schools** Colton Unified School District  
**Land Use**

---

**Project Issues** Aesthetic/Visual; Archaeologic-Historic; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Recreation/Parks; Wildlife; Landuse

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**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Game, Region 6; Office of Historic Preservation; Department of Parks and Recreation; Caltrans, District 8; Regional Water Quality Control Board, Region 7; Native American Heritage Commission; State Lands Commission

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**Date Received** 08/06/1999 **Start of Review** 08/06/1999 **End of Review** 09/03/1999

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# TRANSPORTATION/FLOOD CONTROL DEPARTMENT - SURVEYOR

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-2800

September 15, 1999

Fax (909) 387-2667



COUNTY OF SAN BERNARDINO  
PUBLIC SERVICES GROUP

KEN A. MILLER  
Director

City of Grand Terrace  
Community and Economic Development Department  
Attn.: Patrizia Materassi, Community and Economic Development Director  
22795 Barton Road  
Grand Terrace, CA 92313

RECEIVED  
SEP 21 1999

File #10(ENV)-4.01

RE: GENERAL PLAN, OPEN SPACE ELEMENT

Dear Ms. Materassi:

Thank you for giving the San Bernardino County Transportation/Flood Control Department the opportunity to comment on the above-referenced project.

After reviewing the submitted document, our Department has the following comment concerning this project:

To the District's knowledge the City of Grand Terrace does not participate in the FEMA program. Therefore, according to the most recent FEMA Flood Insurance Rate Map, dated March 18, 1996, the entire city lies within Zone X unshaded, as determined by the Federal Insurance Administration (F.I.A.).

Sincerely,

**FRANK MOLINA**, Senior Associate Planner  
Environmental Management Division

FM:fm/GrandTerraceOpenSpace.DOC

cc: Jim Borcuk  
KAM/PJM Reading File





## United States Department of the Interior

Fish and Wildlife Service  
Ecological Services  
Carlsbad Fish and Wildlife Office  
2730 Loker Avenue West  
Carlsbad, California 92008



SEP 24 1999

John Lampe  
Community and Economic Development Department  
City of Grand Terrace  
22795 Barton Road  
Grand Terrace, California 92313-5295

Subject: General Plan Update to Add the Open Space Element to the General Plan, City of Grand Terrace, San Bernardino County, California

Dear Mr. Lampe:

This letter is in response to the City of Grand Terrace's proposal to update the General Plan to add an Open Space Element. We received the Executive Summary for the Open Space Element on August 5, 1999. According to a telephone conversation between staffs from the City of Grand Terrace and the U.S. Fish and Wildlife Service on September 23, 1999, additional information will be forthcoming regarding the Conservation Element portion of this proposal, and review procedures for projects within the City of Grand Terrace.

As indicated in the Executive Summary, federally listed species occur within the City of Grand Terrace, including the coastal California gnatcatcher (*Polioptila californica californica*) and the Quino checkerspot butterfly (*Euphydryas editha quino*) and several other sensitive species. In addition to the species addressed in the Executive Summary, there are many other listed species, including, but not limited to, the endangered San Bernardino kangaroo rat (*Dipodomys merriami parvus*), least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and Santa Ana woolly-star (*Eriastrum densifolium* ssp. *sanctorum*) that could occur within the City of Grand Terrace. The open space or undeveloped areas within the City provide habitat for many of these species, especially in the Blue Mountain area. Therefore, we request that any proposed projects, including parks or recreational areas be coordinated with us prior to approval to ensure that any potential impacts to listed species are avoided or minimized or that appropriate authorization pursuant to the Endangered Species Act (Act) of 1973, as amended, is obtained.

We appreciate the opportunity to comment on the Executive Summary and request that the City of Grand Terrace continue to coordinate with us regarding the proposal to add the open space element to the General Plan and on other projects that may effect federally listed and sensitive

Mr. John Lampe

2

species. If you have any questions regarding this letter, please contact Mary Beth Woulfe of this office at (760) 431-9440.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim A. Bartel', with a long horizontal flourish extending to the right.

*for* Jim A. Bartel  
Assistant Field Supervisor

1-6-99-HC-372

Department of Conservation  
Division of Mines & Geology  
801 K Street, MS 12-31  
Sacramento, CA 95814-3531



Robert H. Sydnor  
RG 3267, CHG 6, CEG 968  
Senior Engineering Geologist

September 27, 1999

Office Phone: (916) 323-4399  
State e-mail: RSydnor@constrv.ca.gov  
Office fax: (916) 322-4765  
CDMG home page: www.constrv.ca.gov/dmg

Ms. Patrizia Materassi, *Director*  
Department of Community & Economic Development  
City of Grand Terrace  
22795 Barton Road  
Grand Terrace, CA 92313-5295  
Telephone 909-824-6621  
e-mail: ---

OCT 1 1999

**Subject: Geology Comments on the Application to Add an Open Space Element within the updated General Plan for the City of Grand Terrace**

Dear Ms. Materassi:

The California Division of Mines & Geology has received your letter of August 4 regarding the new Open Space Element. Based on our brief review, we offer the following comments for your consideration:

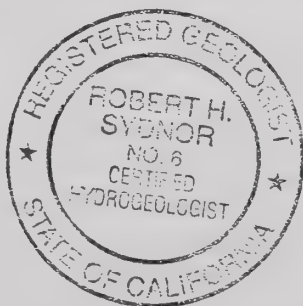
1. Your general approach to link open-space planning with known geologic hazards (such as the active San Jacinto Fault Zone and liquefaction in alluvium along the Santa Ana River) is commendable. This concept is in the best interests of the community at large.
2. To assist the City of Grand Terrace, we have prepared an extract of the official 1977 Alquist-Priolo Earthquake Fault Zone Map. This page-sized illustration can be used in the new Open-Space Element. It shows that the active San Jacinto Fault is slightly less than one mile northeast of the city limits. The City of Colton appears to have jurisdiction within northern Reiche Canyon.
3. We have zoned 39 quadrangles in southern California for liquefaction under the Seismic Hazards Mapping Act, but all of these are in Los Angeles, Orange, and Ventura counties. The California Division of Mines & Geology would like to zone the Inland Empire area for liquefaction, but currently we are working in the City of Oakland under a FEMA contract. As a provisional basis, it is advisable to consider the alluvium (sand and gravel) of the Santa Ana River floodplain (north of the terrace from which Grand Terrace takes its place-name) in the vicinity of Washington Street to be susceptible to seismically induced liquefaction. In addition, this area is also within the flood-zone for the Santa Ana River.



4. For the extreme north side of Grand Terrace, you can utilize a published USGS Bulletin 1898, Liquefaction Susceptibility in the San Bernardino Valley and Vicinity, Southern California, by Dr. Jonathan C. Matti and Scott E. Carson. This was published in 1991 and is available from the USGS website: [www.usgs.gov](http://www.usgs.gov).
5. Earthquake ground motion for the Grand Terrace area will be severe during the next earthquake along the San Jacinto Fault, or the San Andreas Fault, or the Cucamonga Fault. Refer to our 1993 CDMG Special Publication 102, Planning Scenario for a Major Earthquake on the San Jacinto Fault in the San Bernardino Area. This comprehensive planning document has been sent in 1993 to the City of Grand Terrace, and additional copies can be obtained for \$25.00.
6. You can obtain geology advice from the San Bernardino County Geologist, Wes Reeder, or the Riverside County Geologist Steven A. Kupferman 909-955-3211. Specific geological mapping for land-use planning within Grand Terrace can be performed by a consulting Certified Engineering Geologist. There are several very good ones in the Riverside – San Bernardino area. The San Bernardino South quadrangle has been mapped by Dr. Douglas M. Morton of the U.S. Geological Survey who maintains an office on the campus of the University of California at Riverside 909-276-6397. You can obtain his map, USGS Open-File Report 78-20 directly from the U.S. Geological Survey ([www.usgs.gov](http://www.usgs.gov)).
7. The San Jacinto Fault is modeled by CDMG & USGS as: Maximum Magnitude Earthquake,  $M_{max} = 6.7 M_w$ , where  $M_w$  indicates the moment magnitude scale (*not* the Richter scale)  
**Slip-Rate = 12 mm/year, 1997 Uniform Building Code Table 16-U classification: Type "B" fault**
8. We recommend that the City of Grand Terrace utilize CDMG, 1997, *Guidelines for Evaluating and Mitigating Seismic Hazards in California*, 74 pages. There are chapters on earthquake ground motion, seismically induced landslides, and liquefaction: all three are present in Grand Terrace. This document has been legally adopted by both the State Mining & Geology Board and the California State Board of Registration for Geologists and Geophysicists. The document can be downloaded for free from our homepage: [www.consrv.ca.gov/dmg](http://www.consrv.ca.gov/dmg)

We are pleased to provide this information to the City of Grand Terrace, and trust that it supplies some general geological advice in regards to the new Open Space Element. You are already on a sound course of action by incorporating hazard areas within future open-space areas. If you have further questions, please send me e-mail to: < [RSydnor@consrv.ca.gov](mailto:RSydnor@consrv.ca.gov) >

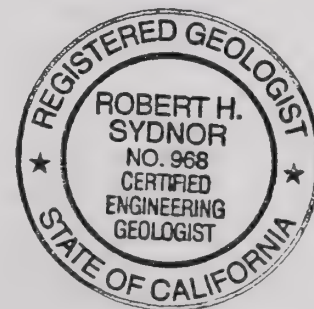
enclosures

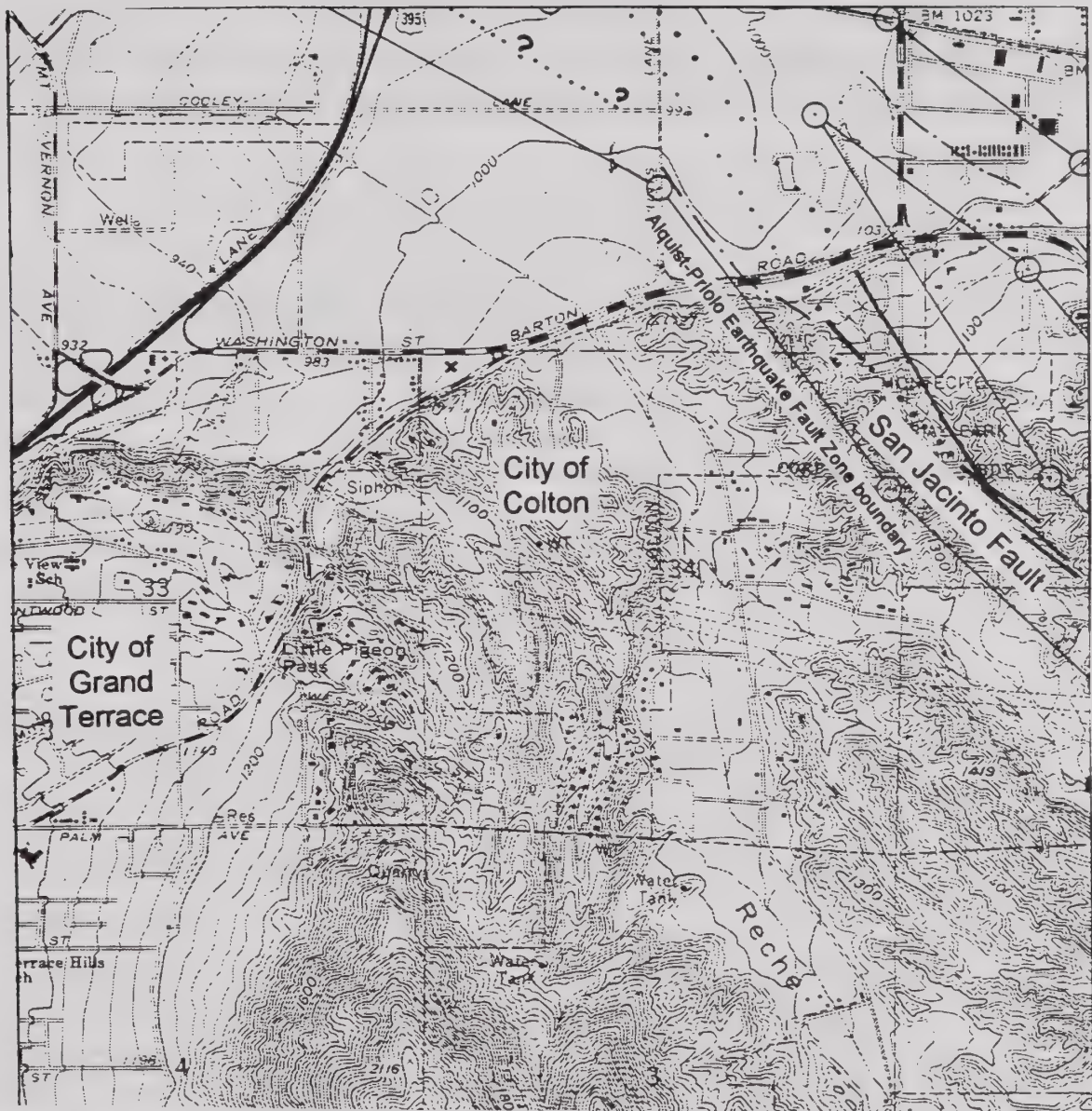


Sincerely yours,

*Robert H. Sydnor*

Robert H. Sydnor  
Senior Engineering Geologist  
RG 3267, CHG 6, CEG 968  
(and U.C. Riverside alumnus, 1975)





## Alquist-Priolo Earthquake Fault Zone Map

extract from the San Bernardino South Quadrangle  
official zone map issued in 1977 by the State Geologist

Refer to California Division of Mines and Geology

Special Publication 42 (1997 edition) for details

Visit our homepage at: [www.consrv.ca.gov/dmg](http://www.consrv.ca.gov/dmg)

scale 1:24,000 or 1 inch = 2,000 feet

*prepared in cooperation with the City of Grand Terrace  
Department of Community and Economic Development*



# ADDENDUM

## ADDENDUM OF CHANGES TO THE PROPOSED OPEN SPACE ELEMENT RESULTING FROM TESTIMONY GIVEN ON OCTOBER 14, 1999

### 1. TESTIMONY GIVEN TO THE CITY COUNCIL BY MS. ERIN GARCIA FROM TERRACE VIEW ELEMENTARY SCHOOL ON OCTOBER 14TH.

- A. COMMENT: Ms. Erin Garcia testified to the City Council regarding the Proposed Open Space Element. She told the Council that she would like to see more places that will involve more children's activities where "kids" could do things like bike riding as they do at the "Pico Jumps" which is near the end of Pico Street at the base of Blue Mountain, now slated to be developed with new homes. She also suggested that families should have a place to picnic at the base of Blue Mountain with parking for cars. Finally, she noted that there are not a lot of areas for "kids" and that the City should come up with "some kind of museums, or recreation room, that would be beneficial to everyone in Grand Terrace...including all ages." (Please refer to the attached copy of her testimony to the City Council.)
- B. REPLY: In regards to the suggestion that more activities be provided for kids such as areas to use bikes and picnics, staff suggest that the following implementing action be added under Objective 1 of the Proposed Open Space Element:

Consider the feasibility of providing for some active recreational type uses in the proposed Grand Terrace Wilderness Park including facilities for biking and picnicking.

REPLY: In regards to coming up with "some kind of museums, or recreation room, that would be beneficial to all ages, staff feels that the discussion of the possible future development of the Susan Petta Park site as a "Heritage/Youth Park and Center" does discuss possible youth recreation facilities for the City along with a joint use of these facilities with the County Museum as a possible historical park does respond to Ms. Garcia's suggestion.



Hi, my name is Brian Whitehead. I'm 11 years old and I'm in 6<sup>th</sup> grade and I go to Terrace View Elementary School. I've lived in Grand Terrace all my life. I was one of two 6<sup>th</sup> graders that got picked by Mrs. Ferre' to give you my opinion about the open space in Grand Terrace.

My mom thought it would be a good idea to make it a class project so I wouldn't have to do it by myself and to get my classmates opinion about what they want the open space to be. So my class completed a survey and now I'm going to tell you the answers that I got from my class.

---

The first question was "How long have you lived in Grand Terrace?" Our choices were:

Less than 1 year	4
1-5 years	8
6-10 years	4
10 or more years	13

This tells me that most of the people have lived here a long time and they won't be moving out of Grand Terrace for awhile.

---

The second question was "What do kids do after school?" The choices were:

Go home and hang around	10
Go home and play with friends	7
Go to day care	5
Other	11

This tells me that most kids go home and do nothing or play with friends.

---

My name is Erin Garcia. I live at 11797 Kingston St. I am here to express my views about the open space element. As a 6<sup>th</sup> grade student at Terrace View Elem., I am interested in being involved in the community. I would like to see more places that will involve more children's activities. Such things may include a place where kids could ride their bikes, an example would be like Pico jumps. That was a place where we would ride our bikes to and jump over small hills. It was a lot of fun and a lot of my friends would meet there after school. Another idea would be a place where kids and families could picnic at the bottom of Blue Mt. where there could be benches and possibly a parking lot for cars, maybe even an area for skateboards. There doesn't seem to be a lot of areas for kids, and if the city could come up with some kind of museums, or recreation room, that would be really beneficial to all of Grand Terrace. Student's of all ages could use all of these facilities, as well as senior citizens. I think that Grand Terrace has a lot to gain by including all ages in their plans to do something with the open space element. Thank you for allowing me to address this issue.

The third question was "What do kids want to see in Grand Terrace?" We did it by boys and girls because boys want different things than girls do. They could select more than one, but we only picked their top choice:

	Boys	Girls
Recreation room with indoor basketball	3	1
Recreation room with arcade games	2	3
Recreation room with arts and crafts	0	2
Recreation room with computers	0	2
Recreation room with table games	2	1
Outdoor park for skateboarding, roller		
Skating or bike riding	9	4
Other	0	4

This tells me that the boys and the girls want the outdoor park the most.

---

The fourth question was "What kind of new business do you want to see in Grand Terrace?" The choices were:

Pizza place	3
Fast food restaurant	3
Ice cream shop	5
Movie theater	21
Other	2

This tells me that my classmates like movies in their neighborhood.

---

The last question was "How should kids pay to use the recreation room or outdoor park?" The choices were:

Pay a \$15 monthly membership	9
Pay \$1 each time you go in	24

Thank you for listening to my classmates opinions.

Bye.



## PUBLIC HEARING DISTRIBUTION LIST

1. STATE CLEARING HOUSE (SCH# 99081038) on 8/4/99
  - One copy of the complete Open Space Element
  - Notice of Completion
  - 10 copies of the "Notice of Filing Negative Declaration and of Public Hearing"
  - 10 copies of Initial Study
  - Distributed to Nine State Agencies by Clearinghouse including:
    - Caltrans, District 8
    - Department of Conservation
    - Department of Fish and Game, Region 6
    - Department of Parks and Recreation
    - Native American Heritage Commission
    - Office of Historic Preservation
    - Regional Water Quality Control Board, Region 7
    - Resources Agency
    - State Land Commission
2. COPY OF COMPLETE ELEMENT TO EACH MEMBER OF THE COUNCIL AND CITY MANAGER ON 8/5/99.
3. TWENTY-EIGHT PUBLIC AGENCIES AND ORGANIZATIONS (SEE ATTACHED LIST) ON 8/5/99
4. CITY NEWS, 1/8 PAGE DISPLAY AD FOR PUBLIC HEARING PUBLISHED ON SEPTEMBER 9, 1999
5. POSTING OF NOTICE OF FILING NEGATIVE DECLARATION AND OF PUBLIC HEARING WITH CLERK OF THE BOARD ON SEPTEMBER 9, 1999
6. THREE LOCAL RESIDENTS SELECTED AT RANDOM ON 9/13/99
7. THE PRINCIPALS OF THE FOUR SCHOOLS IN THE CITY SUGGESTING STUDENT REVIEW OF THE ELEMENT ON 9/14/99
8. FORMER GENERAL PLAN TASK FORCE MEMBERS ON 9/14/99

Riverside County  
Reg. Park & Open Space Dist.  
P.O. Box 3507  
Riverside, CA 92519-3507

The Bicycle Commuter  
Coalition of the Inland Empire  
P.O. Box 1523  
San Bernardino, CA  
92401-1523

The Resources Agency  
Dept. of Conservation  
801 K Street, MS 24-01  
Sacramento, CA 95814

U.S. Dept. of the Interior  
Fish and Wildlife Services  
Carlsbad Fish & Wildlife Office  
2730 Loker Avenue West  
Carlsbad, CA 92008

City of Colton  
Planning Department  
650 North La Cadena Drive  
Colton, CA 92324

County of San Bernardino  
Comm. & Cultural Resources  
Museums Division  
2024 Orange Tree Lane  
Redlands, CA 92374

Local Agency Formation  
Commission  
175 West Fifth Street, 2<sup>nd</sup> Fl  
San Bernardino, CA  
92415-0490

So. Calif. Assn of Governments  
Inland Empire Division  
3600 Lime St., Suite 216  
Riverside, CA 92501

Riverside Corona Resource  
Conservation District  
1299 Columbia Ave., Suite E5  
Riverside, CA 92507

AEP  
Inland Empire Chapter  
P.O. Box 20756  
Riverside, CA 92516-0756

Water Div. - Pub. Utilities Dept.  
Attn: Adrian Saint, Sr. Eng.  
Tech.  
3900 Main St., 4th Floor  
Riverside, CA 92522

The Resources Agency  
Dept. of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296-0001

The Resources Agency  
Dept. of Water Resources  
P.O. Box 942836  
Sacramento, CA 94236-0001

Governor's Office of Planning  
and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

County of San Bernardino  
Land Use Services Dept.  
Planning Division  
385 N. Arrowhead Ave., 1<sup>st</sup> Fl.  
San Bernardino, CA 92415-0182  
Comm. & Cultural Resources  
Regional Parks Division  
777 E. Rialto Ave.  
San Bernardino, CA  
92415-0763

Gage Canal Company  
7452 Dufferin Avenue  
Riverside, CA 92504

Flood Control Planning  
County of San Bernardino  
825 E. Third St.  
San Bernardino, CA 92415

City of Grand Terrace Fire  
Dept.  
22582 City Center Court  
Grand Terrace, CA 92313

County Service Area 126  
c/o Barney Barnett  
474 Prospect Ave.  
Highgrove, CA 92507

The Resources Agency  
Dept. of Fish and Game  
1416 9th Street - Room 1240  
Sacramento, CA 95814

California Department of  
Transportation  
P.O. Box 942873  
Sacramento, CA 95814

Superintendent of Schools  
Colton School District  
1212 Valencia  
Colton, CA 92324

County of San Bernardino  
Comm. & Cultural Resources  
777 E. Rialto Ave.  
San Bernardino, CA  
92415-0763

County of Riverside  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

SANBAG  
472 N. Arrowhead  
San Bernardino, CA 92401

San Bernardino Co. Fire Dept.  
County Government Center  
385 N. Arrowhead, 3rd Floor  
San Bernardino, CA  
92415-0186

Riverside Highland Water  
1450 Washington  
Colton, CA 92324



### NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act, a Negative Declaration is hereby filed on the below referenced project, on the basis that said project will not have a significant effect on the environment.

#### **DESCRIPTION OF THE PROJECT:**

**GPU-99-03, and E-98-07, an amendment to the General Plan of the City of Grand Terrace to revise and update the Open Space Element**

**APPLICANT:** City of Grand Terrace

**LOCATION:** City Wide

#### **FINDING OF NO SIGNIFICANT EFFECTS:**

Based on the attached Initial Study, there is no substantial evidence that the project will have a significant impact on the environment.

Patrizia Materassi  
Patrizia Materassi  
Community and Economic Development Director  
City of Grand Terrace

12-9-99  
Date

PM:JL:jl  
c:\wp61\...\planning\john\air\c9815.ne

Attachment "B"



**City of Grand Terrace**  
Community and Economic Development Department  
**Environmental Checklist Form**

1. Project Title: City of Grand Terrace General Plan Update and Revision--  
Add a Separate Open Space Element (GPA-99-03, E-98-07)
2. Lead Agency Name and Address: City of Grand Terrace  
Community and Economic Development Department  
22795 Barton Road  
Grand Terrace, CA 92313
3. Contact Person and Phone Number: Patrizia Materassi, Community and Economic Development  
Director: (909) 430-2247
4. Project Location: City -Wide, City of Grand Terrace, CA 92313
5. Project Sponsor's Name and Address: City of Grand Terrace Community and Economic Development  
Department
6. General Plan Designation: N/A
7. Zoning: N/A
8. Description of Project:

The proposed project is a revision of the General Plan of the City of Grand Terrace by adding a separate Open Space Element. The Open Space Element identifies the existing open space resources of the City of Grand Terrace and also identifies the future open space needs of the community. Also, the proposed Open Space Element analyzes the outdoor recreational needs of the community and includes policies to additional park land and to maintain and operate the park and recreational facilities for the existing and future population of the City.

Government Code Section § 65302(e) requires that a city's general plan contain an Open Space Element. Further, open space land is defined under the Government Code Section § 65560 (b) as any parcel or area of land or water that is essentially unimproved and devoted to open space use. Responding to these requirements, the Open Space Element includes policies covering the following areas.

- Open Space for the preservation of natural resources such as areas required for the preservation of plant and animal life.
- Open Space for outdoor recreation such as areas suited for park and recreation purposes and for trails to be used for hiking, bike-ways, and horse back riding.
- Open Space for public health and safety such as areas that require special management because of some natural hazard such as earthquake fault zones, flood plains and high fire risk zones.

In addition, responding to the recommendations of the City's General Plan Task Force the additional category of open space has been added to the proposed Open Space Element:

- Open Space for the enhancement of community identity.

The Open Space Element addresses several issues which relate to preserving, conserving and expanding the open space resources in the City of Grand Terrace. Some of these issues were identified by the work of the City's General Plan Task Force, an citizens advisory group. These issues include utilizing open

space to improve the Community's image and enhance community identity; preserving Blue Mountain; creating a city center with a public plaza/open space area; utilizing open space resources to reinforce the City's already strong family and children orientation; and responding to the requirements of the Government Code to satisfy the law as to what the Open Space Element must address.

#### Issues:

The City's General Plan Task Force, made up of seven members of the community, made several recommendations to the City in the form of a Strategic Action Plan which will aid and guide the City in the update of the General Plan. These recommendations include several areas which relate both directly and indirectly to the City of Grand Terrace's open space resources. In addition, the Task Force adopted several "Guiding Principles" for the City which also relate to efforts to provide open space. The following issues have been addressed in the proposed Open Space Element:

1. *Community Image* - The General Plan Task Force of the City of Grand Terrace in its recommendations to improve the City's image has called upon the City to undertake several open space related activities. These include fortifying the City's image as an attractive and uniquely family-oriented community by promoting its best assets such as the City's parks and recreation facilities; honoring "Blue Mountain" as a community symbol; strengthening the physical connection of the City residents to the local setting utilizing open space; making the City of Grand Terrace an unique place to live, work, play and visit; and by improving the quality of life for the City's residents. The preservation, conservation and expansion of the City's open space resources will further all of these goals. Additionally, the General Plan Task Force adopted several "Guiding Principles." One of these called for residents to: "Celebrate nature, celebrate your heritage and accomplishments. Bring beauty to the residents' eyes and pride to their hearts." This principle will guide the City in improving its image through numerous actions including open space preservation.
2. *Preserving Blue Mountain* - The Task Force has made several recommendations in regards to preserving and protecting the natural history of Blue Mountain, recognizing it has a strong visual image for the City of Grand Terrace. These recommendations included: 1) maintaining Blue Mountain as open space; 2) preserve its ecological system and identify regional endangered species; 3) prevent development on steep slopes to avoid heavy grading and erosion; 4) create a fire overlay zone to protect from wildfires; 5) create and/or improve a system of public trails including conferring with property owners and connecting to other, regional trail systems; 6) develop Grand Terrace Wilderness as a passive park and as a trail head for those who hike to the top of Blue Mountain; 7) develop a specific plan to determine areas appropriate for residential development versus strictly open space; and, 8) create a regionally oriented open space element for continuity with adjacent open space areas in other jurisdictions. In addition, the "Guiding Principles" call for City's citizens to: "...Conserve natural resources and protect all living systems" and to "Celebrate nature..."
3. *City Center* - The General Plan Task Force made several recommendations calling for the creation of a city center with a public plaza/open space area. Also, included in these recommendations were extending bike lanes and pedestrian paths to allow people to walk to the plaza/open space area along Barton Road. The "Guiding Principles" reinforced the need for a public plaza by calling on the City's residents to: "Promote community participation...to ensure a sense of belonging and community growth." The proposed public plaza as part of the City's open space will reflect this principle by supporting the promotion of community participation.
4. *Family and Children Orientation* - Grand Terrace prides itself on family activities that involve organized recreation utilizing open space areas in the City. The General Plan Task Force made several recommendations to reinforce the City's already strong family and children orientation. These recommendations included several measures which relate to open space and are: 1) continue augmenting our park and recreation facilities; 2) continue expanding opportunities for children and teenagers for wholesome entertainment within a familiar setting; 3) increase the quality of life in the City of Grand



Terrace; 4) organize family group outings such as hiking or bicycling around town or connecting to nearby conservation or recreation areas; 5) consider "Adopt-A-Park" programs whereby local groups and organizations can help support the maintenance of park facilities; 6) amend the zoning code to require open space in all residential developments; 7) develop programs in conjunction with schools to utilize school grounds in common with park sites; 8) evaluate the possibility of developing the Gage Canal as a park area and equip the neighborhood easements or linear parks not currently being used; and, 9) purchase land between Terrace View Elementary School and the Grand Terrace Senior Center. In addition, the General Plan Task Force adopted several "Guiding Principles" which relate to families, children and open space. These included: "Protect and enhance what we already have, our low density, attractive neighborhoods, our parks and level of safety" and "Give priority to families, children and their needs."

5. **Government Code** - Besides the Government Code requirements for providing an Open Space Element for the City's General Plan as noted in the discussion above, the State Legislature found and declared the following related to open space in the City of Grand Terrace: (a) that the preservation of open-space land is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources; (b) that discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents; (c) that the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized.

#### Statement of Goals

To address the above list of issues, the Open Space Element establishes the following four goals:

1. That the Open-Space Needed for Outdoor Recreation in the City of Grand Terrace be provided and thereby improve the quality of life for the residents of the City.
  2. That the Natural Resources in the City of Grand Terrace be protected and preserved by utilizing open space designations or related regulations.
  3. That Public Health and Safety in the City of Grand Terrace be protected, in part, through open space areas.
  4. That Open Space be provided to bring about the enhancement of community identity.
9. **Surrounding Land Uses and Settings:**

North: N/A  
South: N/A  
East: N/A  
West: N/A



10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

The City Council of Grand Terrace will need to approve the Negative Declaration for the Open Space Element and adopt the Open Space Element. No other approvals are required for the element itself.

#### Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Land Use and Planning  | <input type="checkbox"/> Transportation/Circulation         | <input type="checkbox"/> Public Services                |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Utilities and Services Systems |
| <input type="checkbox"/> Geological Problems    | <input type="checkbox"/> Energy and Mineral Resources       | <input type="checkbox"/> Aesthetics                     |
| <input type="checkbox"/> Water                  | <input type="checkbox"/> Hazards                            | <input type="checkbox"/> Cultural Resources             |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Recreation                     |
|   | <input type="checkbox"/> Mandatory Findings of Significance |   |

#### Determination

On the basis of this initial evaluation (To be completed by the Lead Agency):

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Patrizia Materassi  
Signature

July 15, 1999  
Date

Patrizia Materassi  
Printed Name

Community and Economic Development Director  
Title

## Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) “Potential Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potential Significant Impact” entries when the determination is made, and EIR is required.
- 4) “Potential Significant Unless Mitigated Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potential Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

**Issues (and Support Information Sources):**

**Potentially  
Significant  
Impact**

**Potentially  
Significant  
Unless  
Mitigation  
Incorporated**

**Less than  
Significant  
Impact**

**No  
impact**

**I. Land Use and Planning.** Would the proposal:

- a) Conflict with general plan designation or zoning? (Source: General Plan Categories Map; Zoning District Map; BRSP District Map)
- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? ( Proposed Element does not conflict with any regional plan or statewide regulation. )
- c) Be incompatible with existing land use in the vicinity? (Zoning District Map, BRSP- Zoning Regulations, City Zoning Code)
- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (There are no significant agricultural resources in Grand Terrace )
- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (No specific development proposed by the Element )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A brief explanation to answer I:**

**No Impact.** The proposed update and revision of the General Plan with the addition of a separate Open Space Element supports the establishment of open space in present and future land use planning. The aim is to provide an “open feeling” among new construction in the form of parks, trails, green space, and buffer zones. Such amenities will contribute to the well being of the City in the form of community enhancement and providing recreational opportunities. A primary focus will be the establishment of a City-wide trail system that will link the different parts of the City with Blue Mountain and surrounding communities both in San Bernardino and Riverside County. No potential adverse impacts to land use and planning policies are expected to result from implementation of the project, as this update to the General Plan is not growth inducing or restricting.

**II. Population and Housing.** Would the proposal:

- a) Cumulatively exceed official regional or local population projections? ( )
- b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? ( )
- c) Displace existing housing, especially affordable housing? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Issues (and Support Information Sources):**

**Potentially  
Significant  
Impact**

**Potentially  
Significant  
Unless  
Mitigation  
Incorporated**

**Less than  
Significant  
Impact**

**No  
impact**

A brief explanation to answer II:

**No impact. The proposed project is an update and revision of the General Plan with the addition of a separate Open Space Element. As no specific development policies are proposed, the project is not expected to induce substantial growth in the City and therefore, no adverse impacts will result from the proposed Open Space Element on population or housing.**

**III Geologic Problems.** Would the proposal result in or expose people to potential impacts involving:

a)	Fault rupture? (General Plan MEA/EIR - ES-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Seismic ground shaking?(GP MEA/EIR-II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Seismic ground failure, including liquefaction? (GP MEA/EIR - II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Seiches, tsunami, or volcanic hazard? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Landslides or mudflows? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Subsidence of the land? (GP MEA/EIR II-1, Append B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expansive soil? (GP MEA/EIR II-1, Append B-4 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I)	Unique geologic or physical features? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A brief explanation to answer III:

**No impact. The proposed project is an addition of an Open Space Element to the General Plan. As no specific development projects are proposed, the project is not expected to result in or expose people to potential geologic problems. In addition, the policies in the Element relative to utilizing open space to protect public health and safety will have a beneficial impact on geologic safety.**

**Issues (and Support Information Sources):**

**Potentially  
Significant  
Impact**

**Potentially  
Significant  
Unless  
Mitigation  
Incorporated**

**Less than  
Significant  
Impact**

**No  
imp**

**IV. Water. Would the proposal result in:**

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (GP MEA/EIR II-1 Append B)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Expose to people or property to water related hazards such as flooding? (GP MEA/EIR II-1)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Discharge into surface water or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (GP MEA/EIR II-1)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Changes in the amount of surface water in any water body? (GP MEA/EIR II-1)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Changes in currents, or the course or direction of water movements? ( )  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Changes in the quality of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? (GP MEA/EIR II-1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Altered direction or rate of flow of groundwater? (GP MEA/EIR II-1)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) | Impacts to groundwater quality? (GP MEA/EIR II-1, and 97 Regional WCA Report)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | Substantial reduction in the amount of groundwater otherwise available for public water supplies? (GP MEA/EIR II-1)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**A brief explanation to answer IV:**

**No Impact.** The proposed project is the addition of a separate Open Space Element to the General Plan. All improvements developed in pursuant to the proposed Open Space Element policies will be required to comply with adopted City drainage and flood control ordinance, policies and standards. No potential adverse impacts to drainage patterns or ground water are expected to result from implementation of the project.

**V. Air Quality. Would the proposal:**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Violate any air quality standard or contribute to an existing or projected air quality violation? (GP MEA/EIR II-14, and AQMP)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Expose sensitive receptors to pollutants? (The Element contains an implementing action to reduce such exposure)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Alter air movement, moisture, or temperature, or cause any change in climate? (Any such implementing actions are designed to have a positive effect on the region's air quality ) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Create objectionable odors? (No specific odor causing proposals are included in the Element )   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues (and Support Information Sources):**

Potentially  
Significant  
Impact

Potentially  
Significant  
Unless  
Mitigation  
Incorporated

Less than  
Significant  
Impact

No  
impact

A brief explanation to answer V:

**No Impact.** The proposed project is the addition of a separate Open Space Element to the General Plan. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the South Coast Air Basin, in which the City of Grand Terrace is located. The SCAQMD has developed the *CEQA Air Quality Handbook* to assist local jurisdictions in determining if a potential project may emit significant air quality impacts. Any development that occurs pursuant to the Open Space Element policies will be reviewed and processed in accordance with City planning policies and the *Air Quality Handbook*. No impacts to air quality will occur as a result of the Open Space Element.

**VI. Transportation/Circulation.** Would the proposal result in:

a)	Increase vehicle trips or traffic congestion? (Trans. Engineering and Planning Consultant)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Inadequate emergency access or access to nearby uses? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Hazards or barriers for pedestrians or bicyclists? (TCM Ordinance 147)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (TCM Ordinance 147)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Rail, waterborne or air traffic impacts? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brief explanation to answer VI:

**No Impact.** The proposed project is the addition of a Open Space Element to the General Plan. The establishment of a City-wide trail system will work to promote alternative forms of transportation. The proposed project is expected to positively impact local and regional transportation/circulation Systems.

**VII. Biological Resources.** Would the proposal result in impacts to:

a)	Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (GP MEA/EIR II-20, Append C)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Locally designated species (e.g., heritage trees)? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Wetland habitat (e.g., marsh, riparian, and vernal pool)? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Wildlife dispersal or migration corridors? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Issues (and Support Information Sources):****Potentially  
Significant  
Impact****Potentially  
Significant  
Unless  
Mitigation  
Incorporated****Less than  
Significant  
Impact****No  
impac**

Brief explanation to answer VII:

**No Impact. The proposed project is an addition to the General Plan of a separate Open Space Element. The proposed Element is expected to positively impact local, state and federal efforts to protect any potential biological resources within the City of Grand Terrace. No potential adverse impacts to biological resources are expected to result from implementation of the project.**

**VIII. Energy and Mineral Resources. Would the proposal:**

- a) Conflict with adopted energy conservation plans? (GP MEA/EIR II-19, and Append D)
- b) Use non-renewable resources in a wasteful and inefficient manner?
- c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (GP MEA/EIR II-19, and Append B)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brief explanation to answer VIII:

**No Impact. No mineral resources have been identified in the City. The proposed Open Space Element is not expected to affect energy conservation plans or non-renewable resources. No potential adverse impacts to energy or mineral resources are expected to result from implementation of the project.**

**IX. Hazards. Would the proposal involve:**

- a) A risk of accidental explosion or release of hazardous substance (including, but not limited to: oil, pesticides, chemicals, or radiation)? (GP MEA/EIR II-7)
- b) Possible interference with emergency response plan or emergency evacuation plan? (GT Emergency Plan, and GP MEA/EIR II-13)
- c) The creation of any health hazard or potential health hazard? (GP MEA/EIR II-1)
- d) Exposure of people to existing sources of potential health hazards? (GP MEA/EIR II-1)
- e) Increase fire hazard in areas with flammable brush, grass, or trees? (GP MEA/EIR II-6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brief explanation to answer IX:

**No Impact. The proposed project is the addition of a separate Open Space Element to the General Plan. Any development that occurs pursuant to the Open Space Element policies will be consistent with City planning and building requirements. No impacts relative to hazards will occur as a result of the adoption of the Open Space Element.**

**Issues (and Support Information Sources):**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
--------------------------------------	--	------------------------------------	--------------

**X. Noise.** Would the proposal result in:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase in existing noise levels? (GP MEA/EIR II-10)         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of people to severe noise levels? (GP MEA/EIR II-10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Brief explanation to answer X.

**No Impact.** The proposed project is the addition of a separate Open Space Element. Any development that occurs pursuant to Open Space policies will be consistent with City planning and noise requirements. No impacts relative to noise will occur as a result of the Open Space Element.

**XI. Public Services.** Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Fire protection? ( )                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Police protection? ( )                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Schools? ( )   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities, including roads? ( ) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Other governmental services? ( )                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Brief explanation of answer XI.

**d) Less than significant impact.** The proposed Open Space Element calls for utilizing existing recreational and open space facilities and the development of new recreational facilities including parks and trails. Maintenance of these facilities will be required but the City will explore various ways for park funding including such programs as "Adopt-A-Park" where private groups and organizations can support, financially, the procurement of recreational equipment and also park maintenance. Such programs will reduce any potential impacts to maintenance to less than significant.

**No Impact.** The proposed project is the addition of a separate Open Space Element. Any development that occurs pursuant to the Open Space policies is not expected to have an adverse impact on any other public service.

**Issues (and Support Information Sources):****Potentially  
Significant  
Impact****Potentially  
Significant  
Unless  
Mitigation  
Incorporated****Less than  
Significant  
Impact****No  
imp**

**XII. Utilities and Services Systems.** Would the proposal result in a need for new Systems or supplies, or substantial alternations to the following utilities:

- a) Power or natural gas? (GP MEA/EIR II-32, II-33)
- b) Communications systems? (GP MEA/EIR II-33)
- c) Local or regional water treatment or distribution facilities? (GP MEA/EIR II-30)
- d) Sewer or septic tanks? (GP MEA/EIR II-30)
- e) Storm water drainage? (GP MEA/EIR II-33)
- f) Solid waste disposal? (GP MEA/EIR II-32)
- g) Local or regional water supplies? (GP MEA/EIR II-30)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brief explanation of answer XII.

**No Impact.** Implementation of the proposed Open Space element is not expected to result in adverse impacts relative to utilities or services Systems.

**XIII. Aesthetics.** Would the proposal:

- a) Affect a scenic vista or scenic highway? (GP MEA/EIR II-22)
- b) Have a demonstrable negative aesthetic effect? ( )
- c) Create light or glare? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Brief explanation to answer XIII.

**c), Less than significant impact.** If the City is successful in building new park facilities, there will be the need for outside lighting such as parking lot lighting. However, such lighting will be shielded away from any adjacent residential areas.

**No impact.** Implementation of the proposed Open Space Element is not expected to result in adverse impacts relative to other aesthetic considerations. It will actually result in a positive aesthetic impact due to proposed policies for enhancement of the community image.

**XIV. Cultural Resources.** Would the proposal:

- a) Disturb paleontological resources? (GP MEA/EIR II-20)
- b) Disturb archaeological resources? (GP MEA/EIR II-20)
- c) Affect historical resources? (GP MEA/EIR II-22)
- d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (GP MEA/EIR II-22)
- e) Restrict existing religious or sacred uses within the potential impact area? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Issues (and Support Information Sources):**

**Potentially  
Significant  
Impact**

**Potentially  
Significant  
Unless  
Mitigation  
Incorporated**

**Less than  
Significant  
Impact**

**No  
impact**

Brief explanation to answer XIV.

**No Impact.** Implementation of the proposed Open Space Element is not expected to result in adverse impacts relative to cultural resources.

**XV. Recreation.** Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities? (GP MEA/EIR II-21)
- b) Affect existing recreational opportunities? (GP MEA/EIR II-21)

☐
☐
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☐
☒

Brief explanation to answer XV.

**No Impact.** The proposed project is an update and revision of the General Plan with the addition of a separate Open Space Element. As no specific development policies are proposed, the project is not expected to induce substantial growth in the City; therefore an increase in the demand for recreational facilities will not occur. Any effect to recreational opportunities resulting from the proposed Open Space Element will be positive in nature and will not adversely impact recreational opportunities in the City.

Issues (and Support Information Sources):

Potentially  
Significant  
Impact

Potentially  
Significant  
Unless  
Mitigation  
Incorporated

Less than  
Significant  
Impact

No  
impacts

XVI. Mandatory findings of significance.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitats of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal, eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of other probable future projects.)
- d) Does the project have environmental effects which will cause substantial adverse effect on human beings, either directly or indirectly?

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Brief explanation to answers XVI

**Less Than Significant Impact.** Implementation of the proposed Open Space Element is expected to improve the quality of living here in the City. Positive impacts will be realized by residents in the form of alternatives to vehicular travel, the enjoyment of outdoor space and the preservation of Blue Mountain as an important attribute to the City of Grand Terrace and its residents. As no impacts have been identified by this study, not even minor impacts, no cumulative effects are expected. Additionally, the Open Space Element has been prepared in conformance with State OPR guidelines and the San Bernardino County Open Space Element from 1991.

**Issues (and Support Information Sources):**

**Potentially  
Significant  
Impact**

**Potentially  
Significant  
Unless  
Mitigation  
Incorporated**

**Less than  
Significant  
Impact**

**No  
impact**

**XVII. Earlier Analysis.**

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR, or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

- a) **Earlier analysis used.** Identify earlier analyses and state where they are available for review.
  - Used the Grand Terrace General Plan Master Environmental Assessment and EIR for most of the base impact information. Both documents are available at the Grand Terrace Community and Economic Development Department.
- b) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measured based on the earlier analysis.
  - Not Applicable
- c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measured which were incorporated or refined from the earlier document and the extent they address site specific conditions for the project.
  - Not Applicable

PM:JL:jl City of Grand Terrace  
Community and Economic Development Dept

Authority: Public Resources Code Sections 21083 and 21087.

References: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; Sunstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 22 Cal.App.3d 1337 (1990)





NOV 20 2000

**AN ORDINANCE OF THE CITY OF GRAND TERRACE, CALIFORNIA  
APPROVING GENERAL PLAN AMENDMENT GPU-99-03, E-98-07  
ADDING THE OPEN SPACE ELEMENT  
AND RESPECTIVE NEGATIVE DECLARATION**

UNIVERSITY OF CALIFORNIA

**WHEREAS**, per State Law the General Plan is the top hierarchical document providing guidance to the City's orderly growth and development; and

**WHEREAS**, per State Law each element of the City General Plan shall be consistent with each of the others and all other City development documents shall be consistent with it also; and

**WHEREAS**, the Open Space Element is consistent with all other General Plan elements as they stand; and

**WHEREAS**, per State law the General Plan shall be periodically updated to reflect community values, City long term goals and reasonably current data; and

**WHEREAS**, the Government Code of the State requires that a city's general plan contain an Open Space Element; and

**WHEREAS**, the Open Space Element will guide the City in utilizing open space to preserve its natural resources; to provide for outdoor recreation; to protect the public health and safety; and to enhance the community's identity; and

**WHEREAS**, the Open Space Element includes the following:

- 1) an "Executive Summary" covering the main points in the Open Space Element;
- 2) a discussion of the purpose and reason for the Open Space Element;
- 3) an inventory of the existing open space resources in the City;
- 4) a discussion of the future open space needs of the residents of Grand Terrace;
- 5) identification of important open space issues;
- 6) a statement of goals, objectives and implementing actions; and,
- 7) a final discussion on fiscal considerations and implementation strategies.

**WHEREAS**, the Open Space Element addresses all General Plan Task Force and Planning Commission concerns regarding open space issues; and

**WHEREAS**, the Open Space Element has provided the City with specific implementing actions and practical performance criteria which can guide the City in its responsibilities to assist in providing open space amenities for the residents of the City; and

**WHEREAS**, the Planning Commission, at its meeting of July 15, 1999, recommended approval of the Open Space Element via a public hearing; and

**WHEREAS**, the City Council, at its meetings of October 14, 1999 and December 9, 1999, held a properly noticed public hearing for the approval of the Open Space





010696101C

ORDINANCE NO. 141

AN ORDINANCE OF THE CITY OF OAKLAND, CALIFORNIA, TO  
APPROVE THE OPEN SPACE ELEMENT  
AND THE SPACING REQUIREMENTS  
FOR THE CITY OF OAKLAND

WHEREAS, the City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and

WHEREAS, the City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and

WHEREAS, the City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and

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- 1) The City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and
- 2) The City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and
- 3) The City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and
- 4) The City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and
- 5) The City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and
- 6) The City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and
- 7) The City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and

WHEREAS, the City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and

WHEREAS, the City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and

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WHEREAS, the City of Oakland is the largest city in the San Francisco Bay Area and is the largest city in the State of California; and